



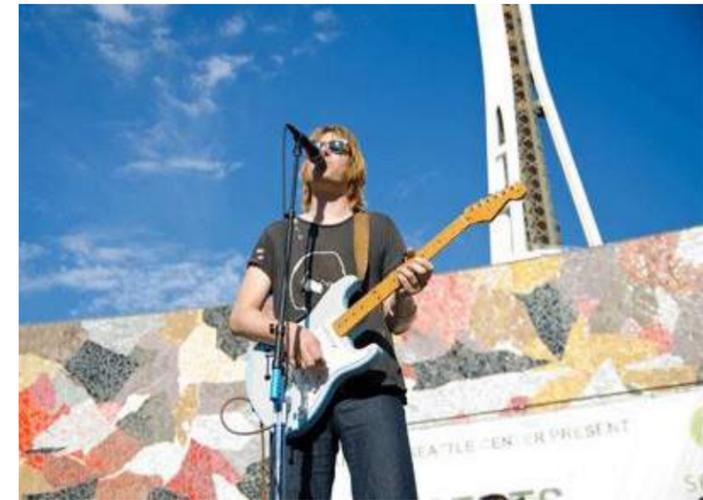
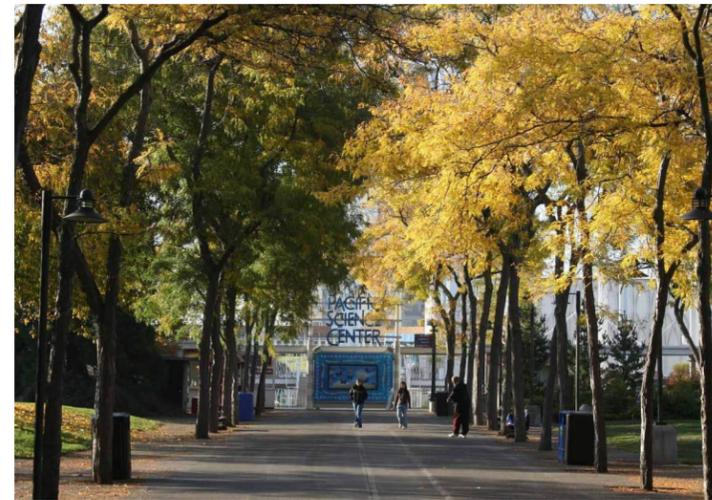
225 ROY

Early Design Guidance | 85' Height Design

SDCI #3025946

5 April, 2017

HEWITT **GGLO** DESIGN **barrientos RYAN**



barrientos RYAN

Owner:

225 Roy LLC
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GGLO DESIGN

Design Professional:

GGLO
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HEWITT

Landscape Architecture:

Hewitt Seattle
Contact: Kris Snider

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Seattle, WA 98101

(206) 624-8154

Address:
225 Roy Street
Seattle, WA 98109

Parcels:
5457800260, 5457800275, 5457800280

Base Zone:
SM 85'

Overlay Zones:
Frequent Transit Uptown (Urban Center)

Residential Units:
Approximately 250 Units

Retail:
Approximately 8,789 sf of Retail

Parking Stalls:
Approximately 187 on Site Parking Stalls



Vision:

The proposed development at 225 Roy seeks to create an intentional sense of place for both residents and visitors along the Mercer/Roy corridor.

The location of this site provides an excellent opportunity to create strong urban connectivity with both the proposed public plaza as well as the north-south through block connection (shown with orange arrow in the diagram at the top right of the page).

With an overall goal of fostering urban livability as identified in Uptown's Urban Design Framework, we seek to realize the following opportunities in this redevelopment effort: Engage and strengthen the public realm.

- Introduce urbane and timeless Architecture that will enrich the neighborhood.
- Make a positive contribution to the built environment of Uptown

Collaborating with the community during design, we look forward to creating a compelling property that will be an active part of the neighborhood for years to come.

Objectives:

297,377 Gross Square Feet

Level 1 Retail: 8,789 sf

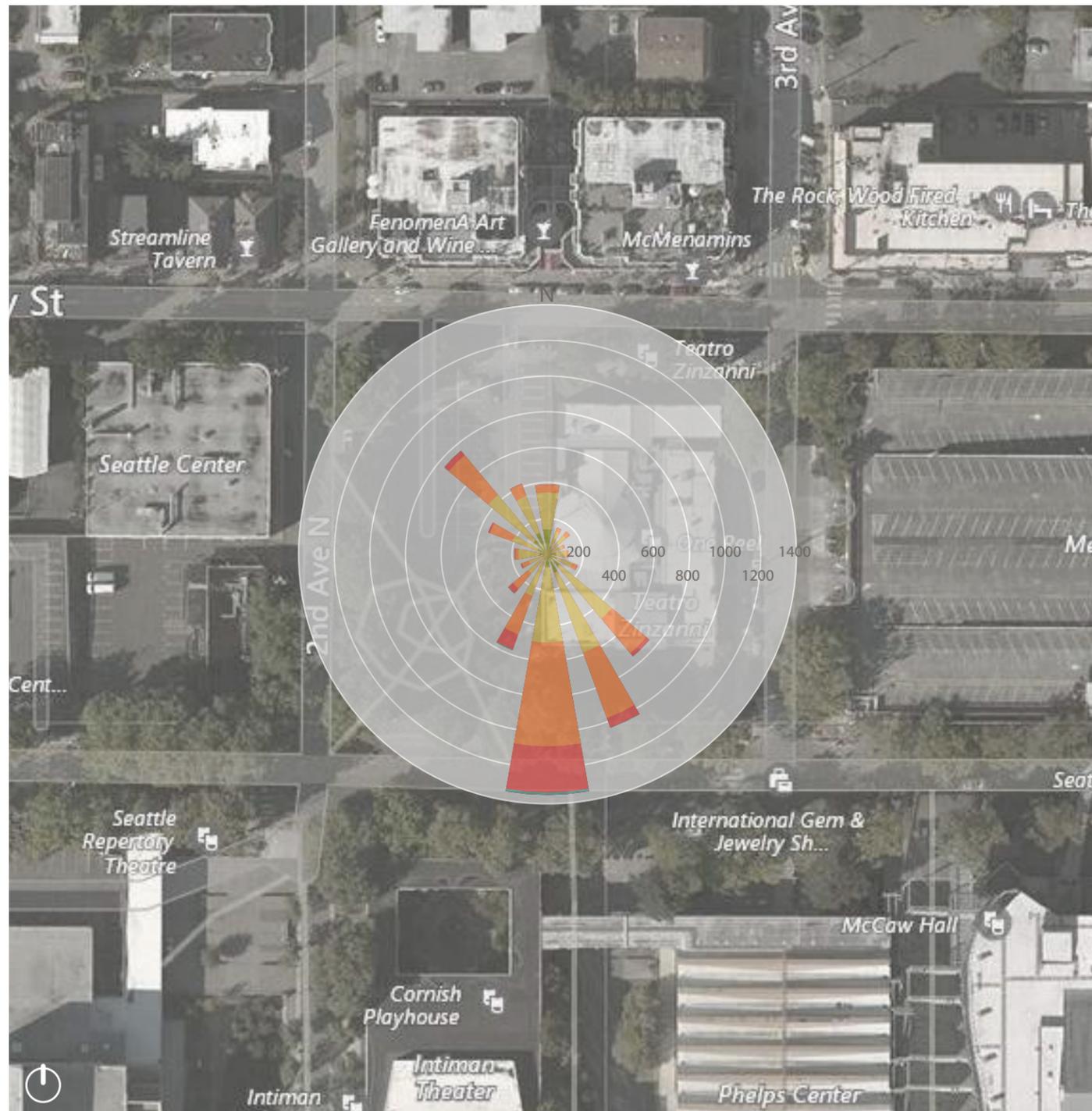
Structured Below Ground Parking: 64,800 sf

Chargeable Area: 223,788 sf (approx.)

Context Analysis

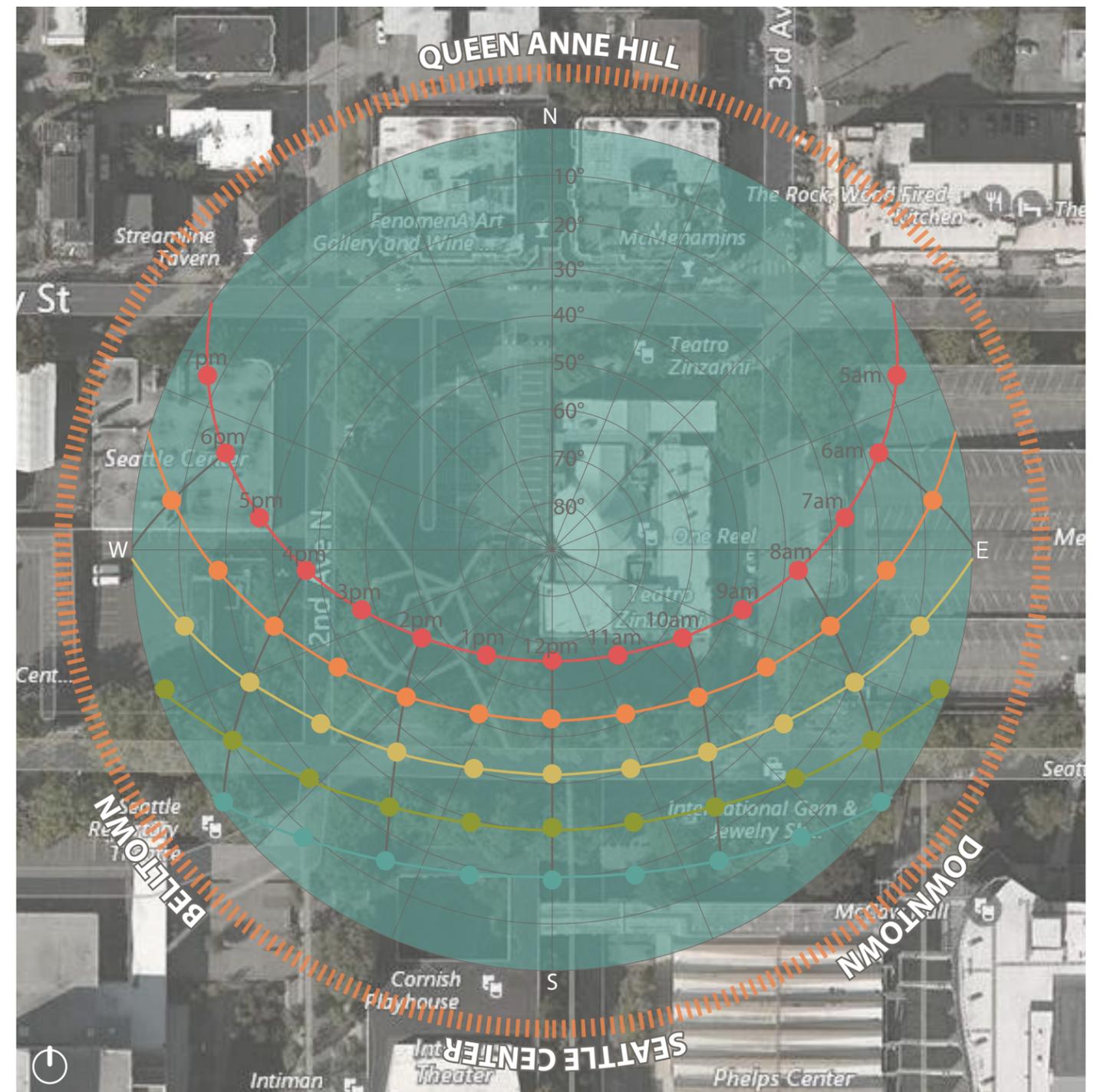


Building envelope (blue) in context



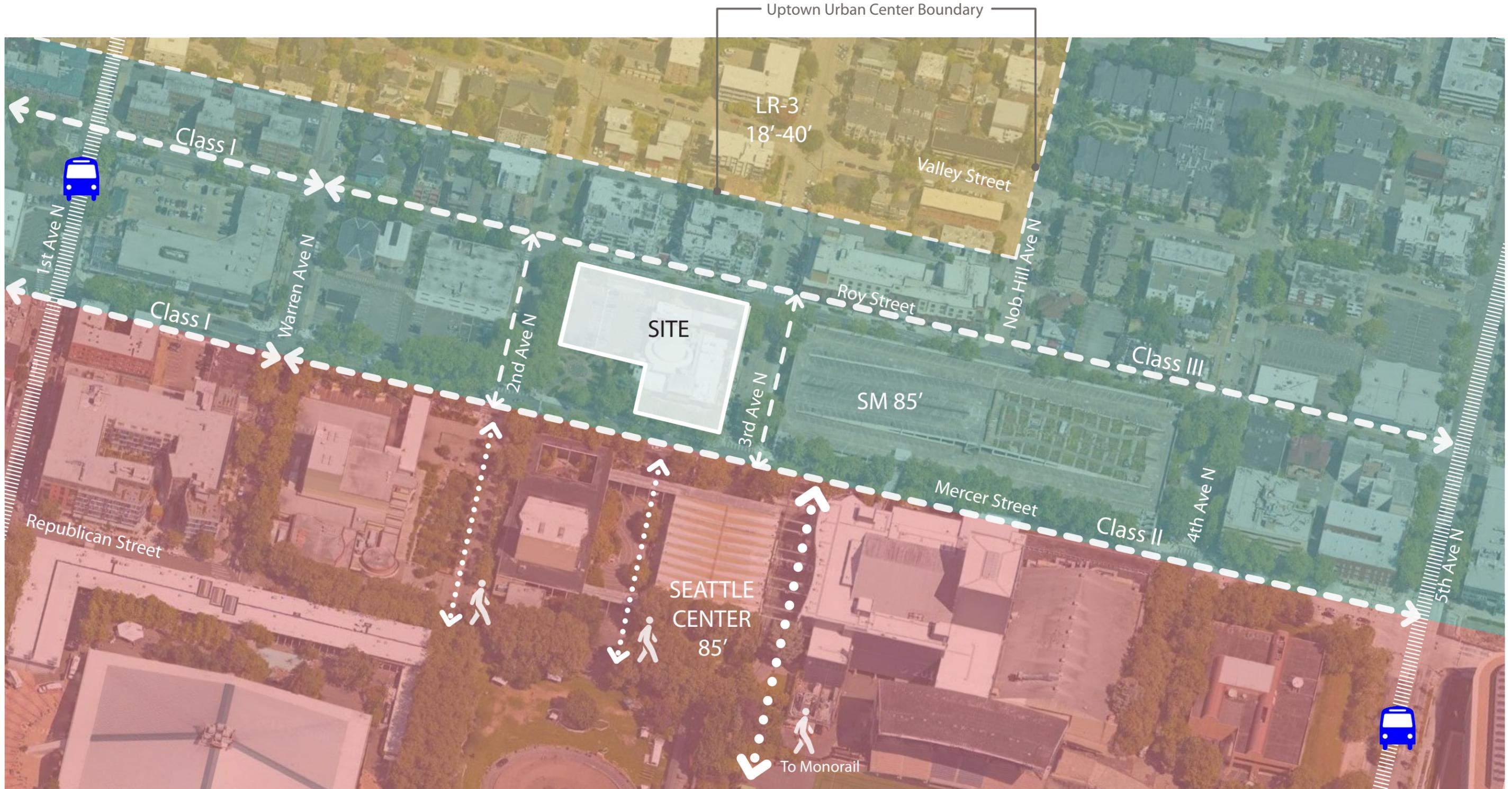
Annual Wind Exposure in Hours

- 18-24 mph
- 13-17 mph
- 8-12 mph
- 4-7 mph
- 0-3 mph

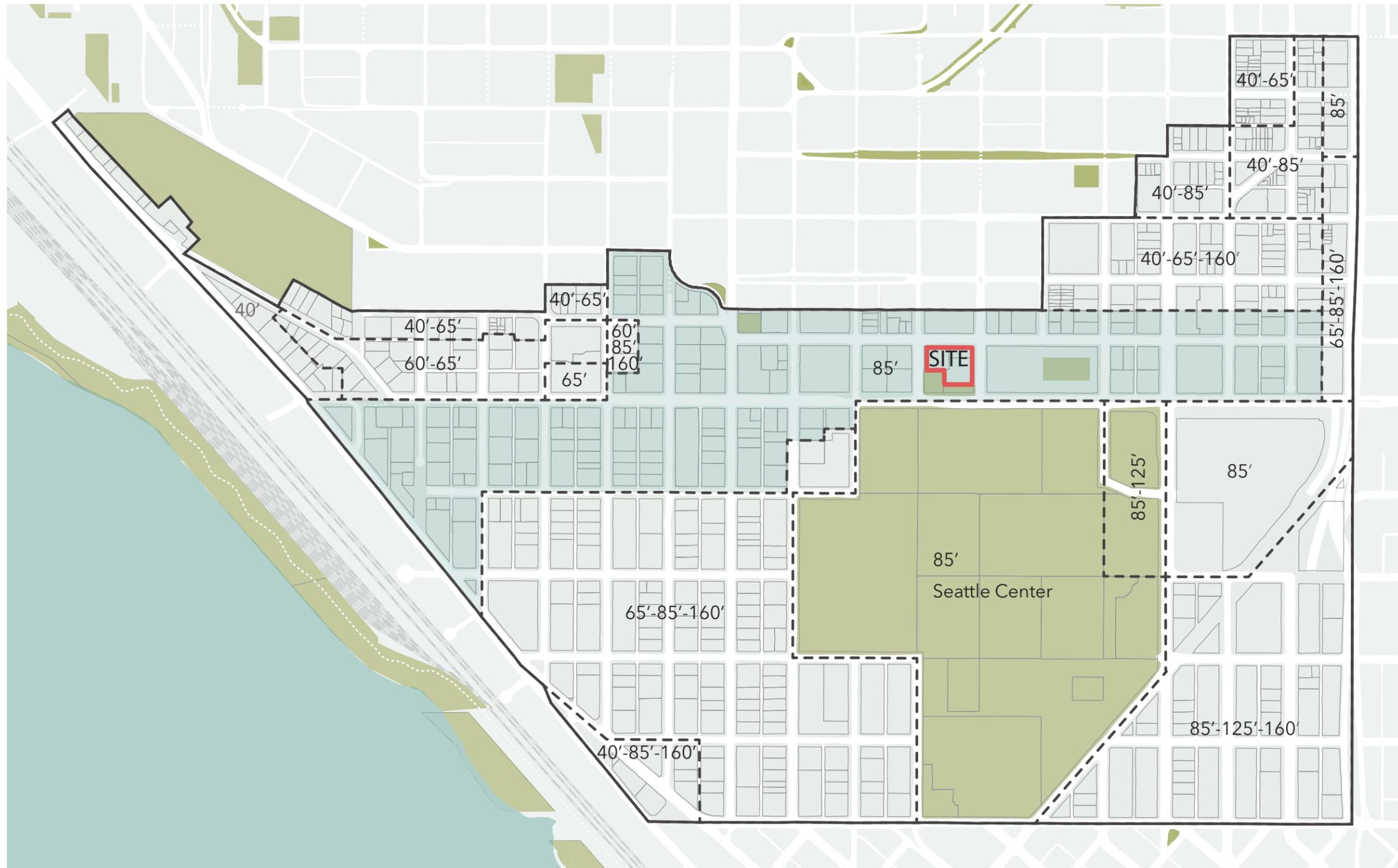


Site Shading Mask

- Shading Object
- Views
- June
- April / August
- March / September
- February / October
- December



Proposed (within the blue area) and Current (red and yellow areas) Site Zoning | Transit & Pedestrian Routes



This project is being proposed under a contract re-zone. The zone being used for reference is SM (Seattle Mixed), specifically SM-SLU (Seattle Mixed, South Lake Union). The city is currently in the process of recommending an upzone to SM-SLU that will result in an 85' height limit. This EDG packet is based on an 85' height limit. Assumed zoning restrictions are based on this Zone.

Proposed Upzone Area with Building Heights

Architectural Context:

-  Existing Multifamily
-  Single Family
-  Retail
-  Service Industry
-  Parking
-  industrial
-  Commercial/Office
-  Site
-  City of Seattle Owned Property - Open space with access easement benefitting site
-  City of Seattle Owned Property Proposed Affordable Housing
-  New or Proposed Multifamily



Community Context & Nodes Map





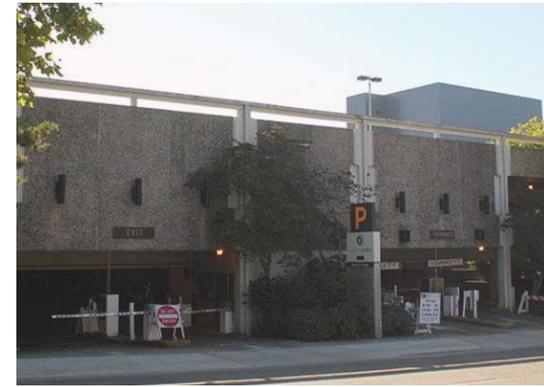
1 The Maxwell Hotel



2 McMenamins restaurant/200 Roy



3 Expo Apartments



4 Mercer Street Parking Garage

Neighborhood Context



5 Seattle Center International Fountain



6 Pacific Science Center



7 Kreielshimer Promenade



8 Seattle Center Fountain Lawn

Open Space Context



9 Marion Oliver McCaw Hall



10 Cornish Playhouse/Intiman Theatre



11 Seattle Center



12 Seattle Repertory Theatre

Community Context

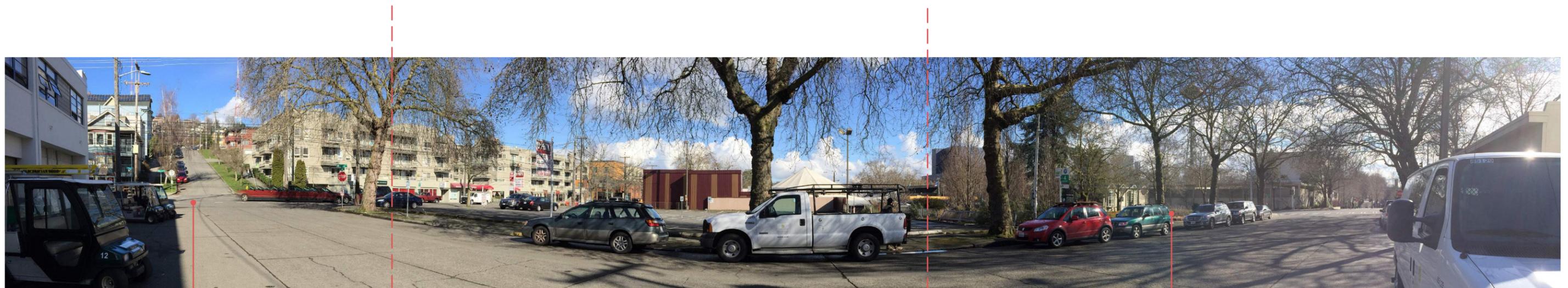
Street Views



Intersection of Mercer St. and 2nd Ave N

Intersection of Roy St. and 2nd Ave N

Looking West Toward 2nd Ave



Intersection of Roy St. and 2nd Ave N

Proposed Development Site

Existing City Park

Looking East Toward the Site from 2nd Ave



Street Views



Looking East Toward 3rd Ave



Looking West Toward the Site from 3rd Ave



Street Views



Intersection of Mercer and 3rd

Pedestrian egress

Pedestrian connection to fountain

Looking South Toward Mercer St.



Site



Intersection of Mercer St. and 2nd Ave N

Proposed Development Site

Intersection of Mercer St. and 2nd Ave N

Looking North Toward the Site from Mercer St.



Site



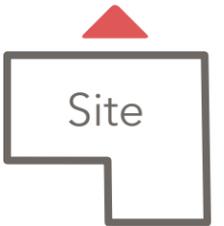
Street Views



Intersection of Roy St. and 2nd Ave N

Residential entry

Intersection of Roy St and 3rd Ave N



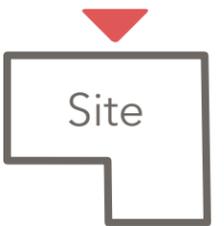
Looking North Toward Roy St.



Intersection of Roy St. and 3rd Ave N

Proposed Development Site

Intersection of Roy St and 2nd Ave N



Looking South Toward the Site from Roy St.

Uptown Urban Design Framework

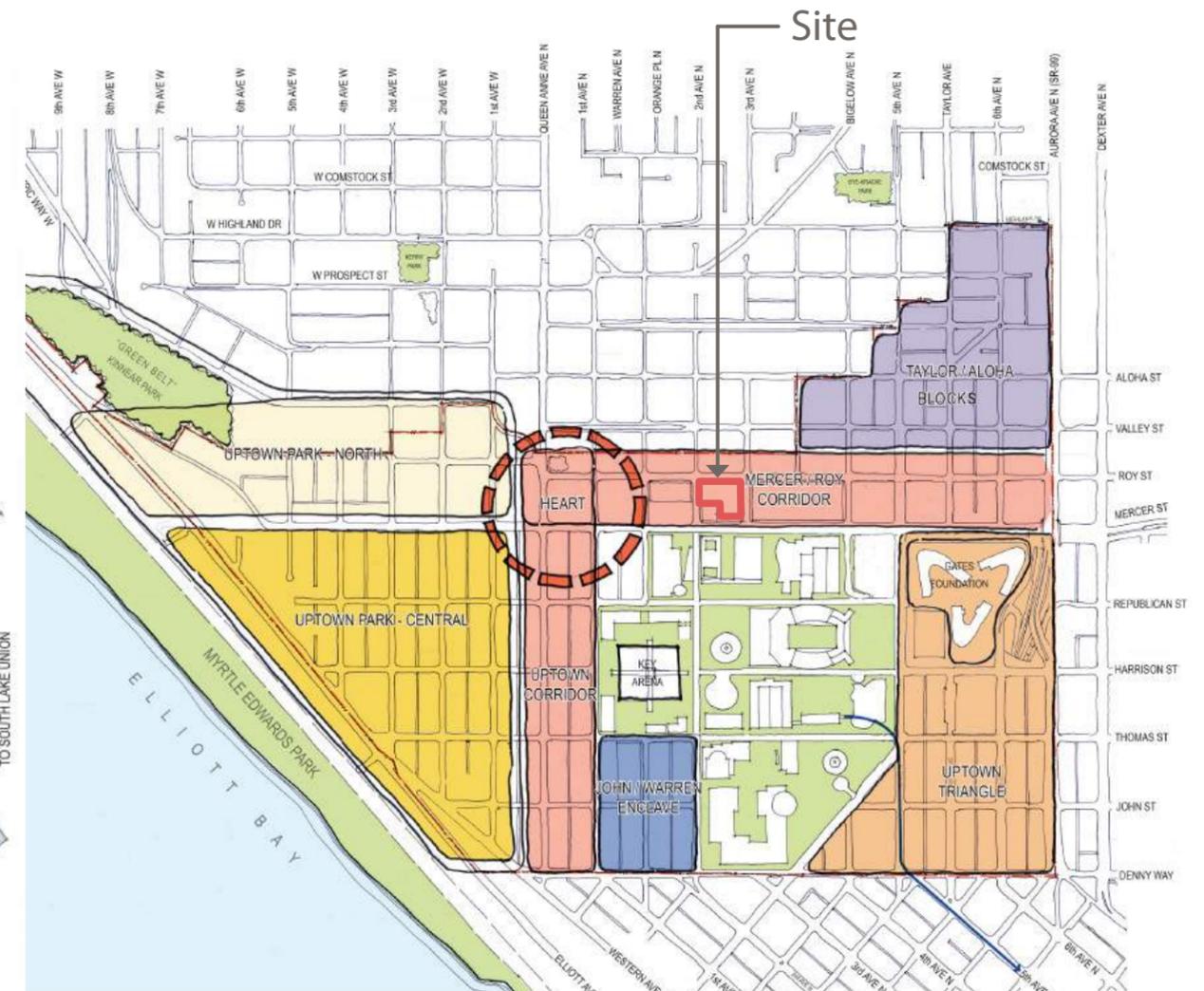
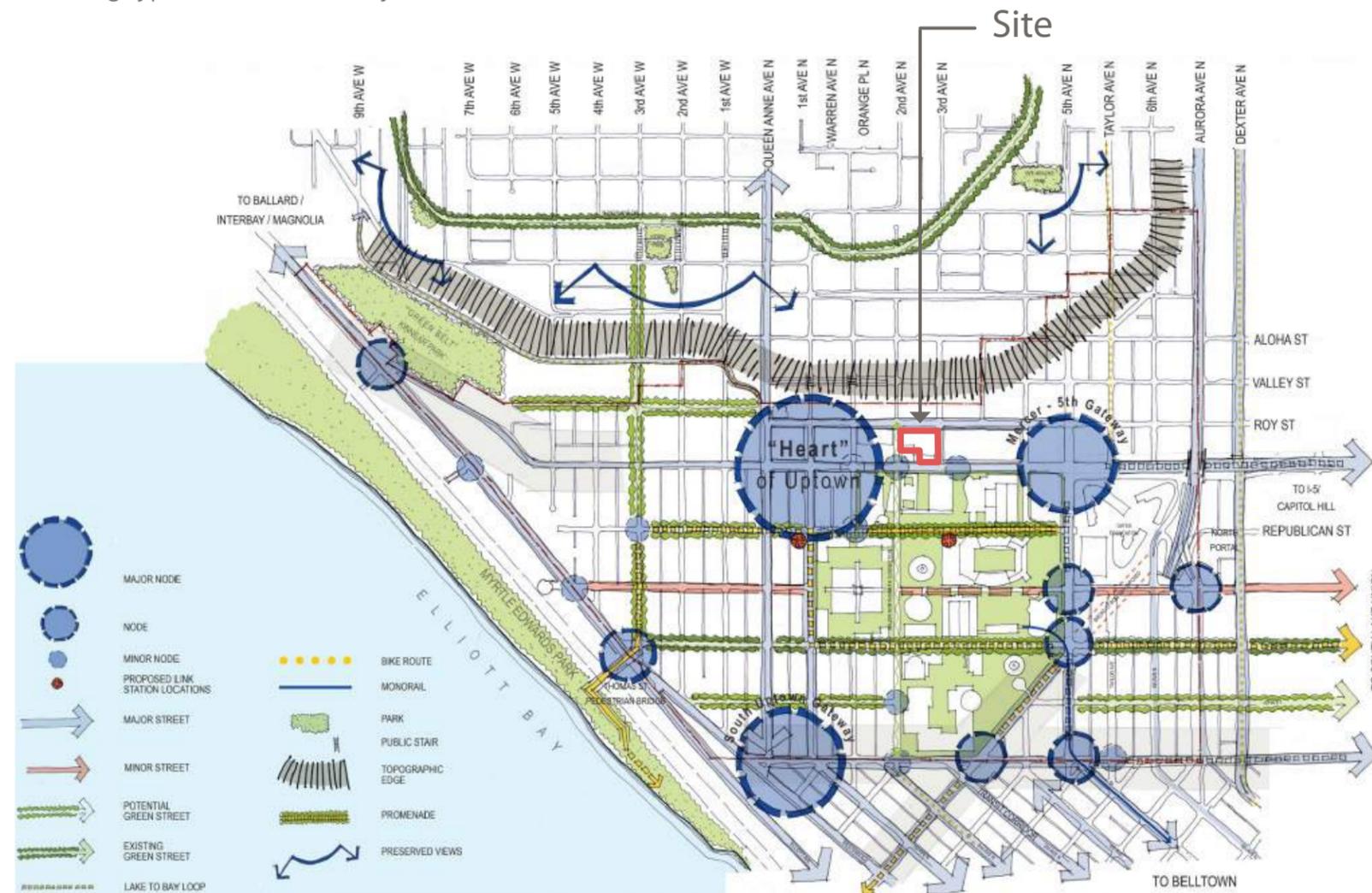
Executive Summary

This Urban Design Framework (UDF) is the result of a multi-year effort by the Uptown Community to define a clear vision for an active and dynamic Uptown and to identify those actions necessary to implement that vision. Guiding principles, discussed in Section 1, are the basis of the recommendations of this UDF. These guiding principles include:

- Uptown is a growing Urban Center.
- Uptown encourages the development of a diverse range of housing types and affordability levels.

- Uptown is a regional hub connecting adjacent neighborhoods and major employers.
- Uptown values its history.
- Uptown celebrates Seattle Center as a vital part of the neighborhood.
- Uptown is best served by a robust multi-modal Transportation system.
- Uptown's open space supports healthy Uptown residents.
- Uptown is a vibrant emerging Arts and Culture District.

Using these guiding principles, the Uptown UDF sets out guidelines for the physical development of the neighborhood, makes specific recommendations for subareas within the neighborhood, and identifies actions necessary to advance these recommendations in an implementation section.



Uptown Urban Design Framework & Uptown Preliminary Rezone Recommendation

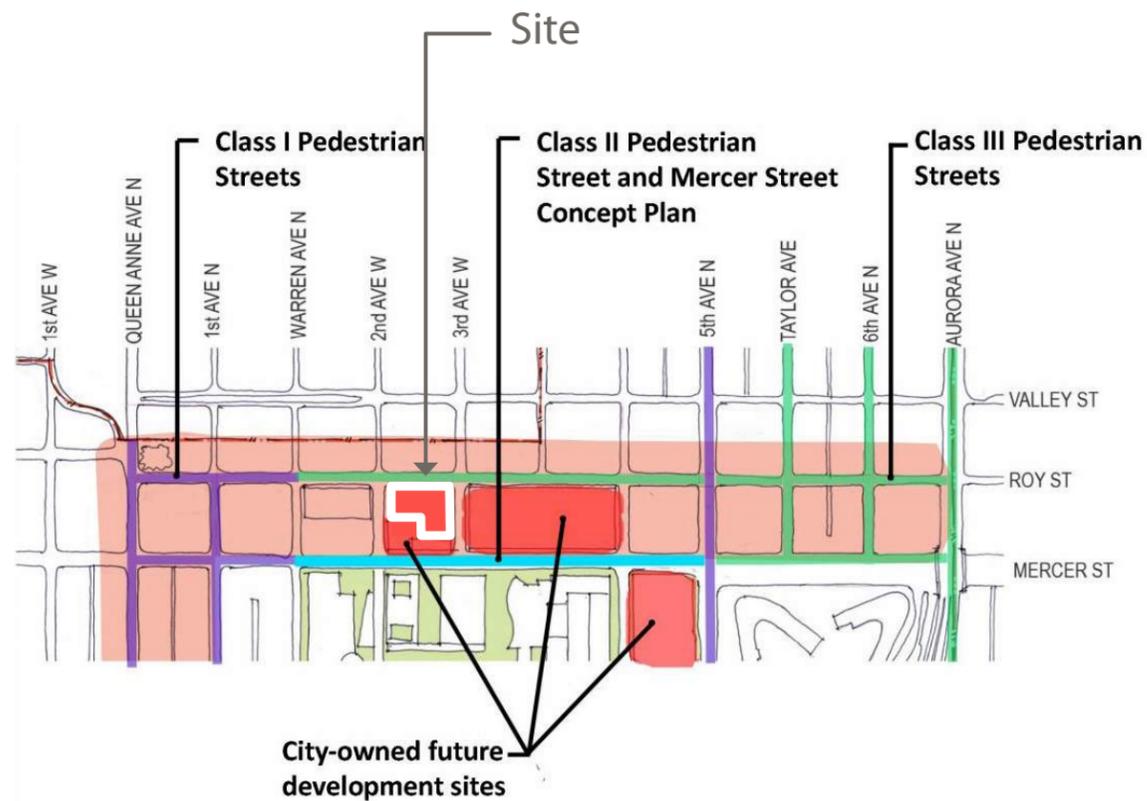
4.1.4 Mercer/Roy Corridor

The Mercer/Roy Corridor between Queen Anne Avenue N and Aurora Avenue represents an important redevelopment opportunity. Its location adjacent to Seattle Center and the Theater District and Mercer Street's critical function as the major east/ west transportation corridor in Uptown make this area the 'front porch' of Seattle Center.

- Residential uses should be oriented toward Roy Street.
- A streetscape concept plan that reinforces the active cultural uses in this corridor should be prepared that envisions a lively pedestrian right of way.

Takeaway—"The Front Porch"

Connecting the Heart and Gateway nodes identified in the UDF through the Mercer/Roy corridor will be a key takeaway for the 225 Roy development. One tool for achieving this is enhancing the under-performing right of way (seen below) and enhancing it with active street-level uses. When completed, the proposal will increase connectivity between the two nodes, while becoming a place that serves as the front porch for the Queen Anne community.



Uptown Urban Design Framework
Seattle Office of Planning and Community Development
4.1.4 Mercer/Roy Corridor, Page 29
Seattle Uptown Preliminary Rezone Recommendation Director's Report
Page 25

Mercer/Roy corridor

Sidewalk | Street Views

2011 Seattle Center Master Plan

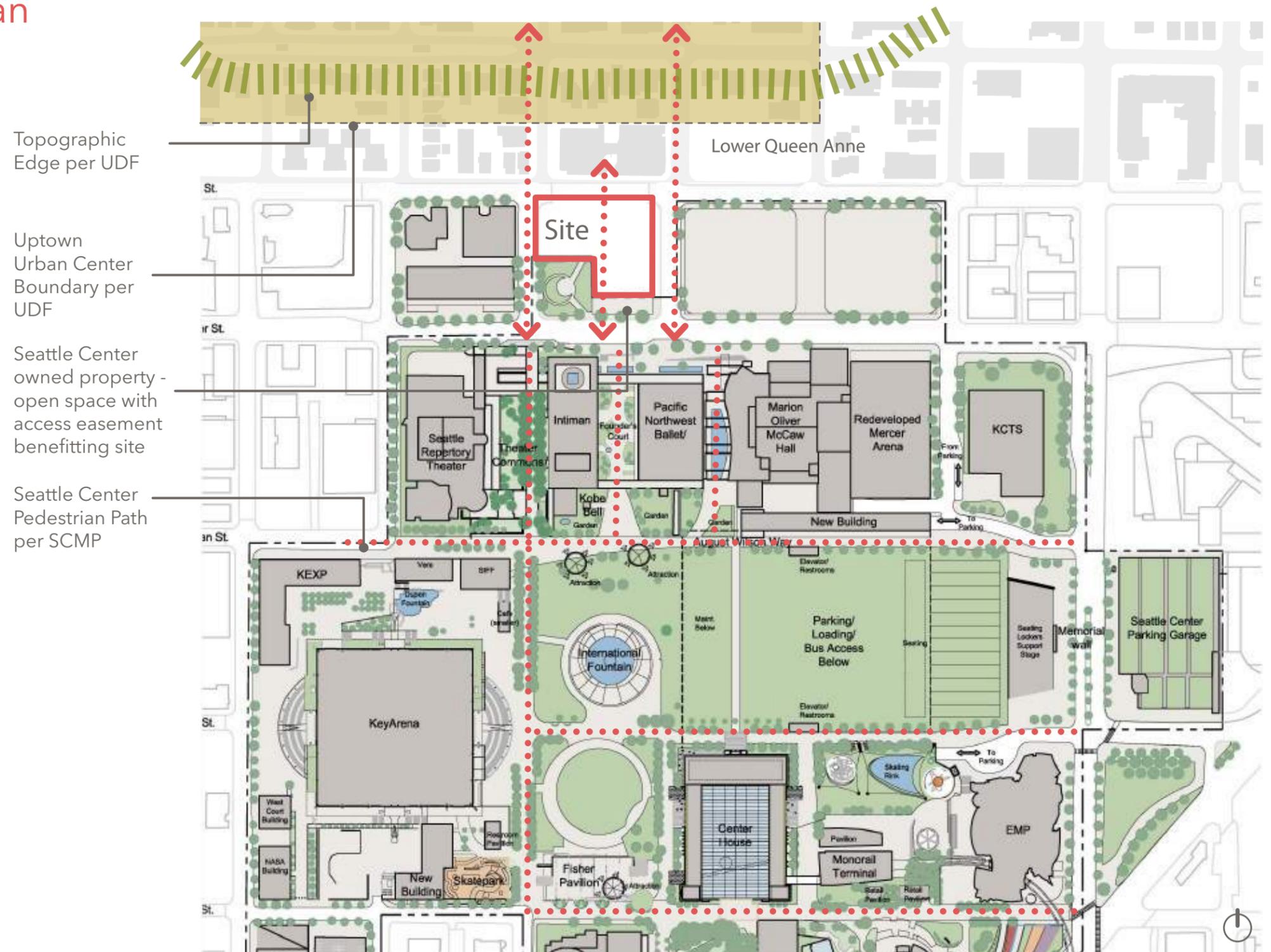
Enhancing Connections

While not within the limits of Seattle Center, 225 Roy is a directly adjacent neighbor and looks to dovetail shared goals and visions with the SCMP. This excerpt summarizes common planning interests:

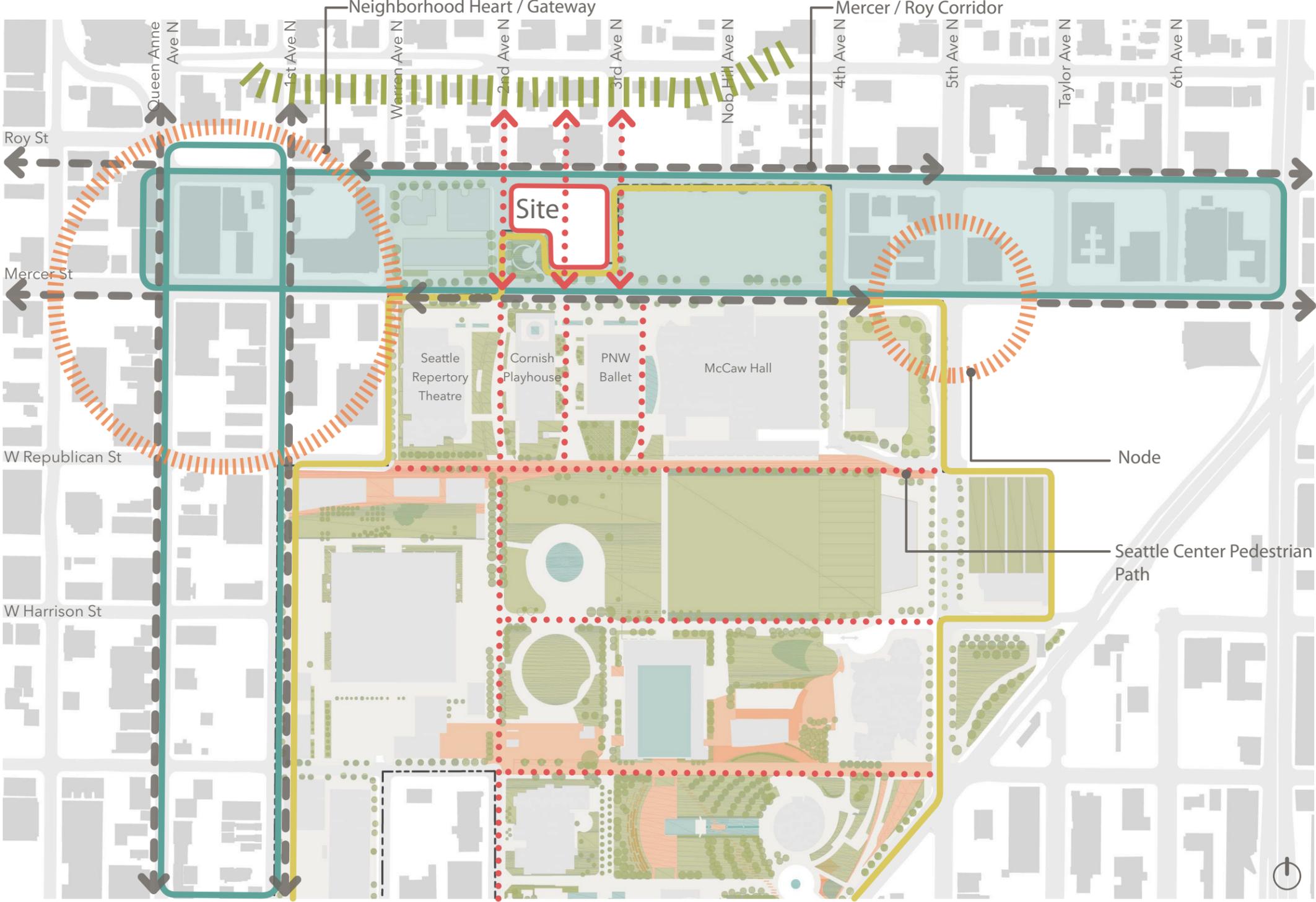
Seattle Center's Century 21 Master Plan is characterized by reclaiming and unifying open space at the heart of the campus and making connections - connections between buildings on the periphery and open spaces at the center; connections through the campus to growing neighborhoods on the Center's edges; connections between the Center's historic past and its dynamic future; all the while connecting the Center's patrons to vibrant programming in world class facilities.

Take Aways:

Of most prominent interest are those goals that further the UDF desires for the Mercer/Roy corridor to be the "front porch" for Lower Queen Anne, and serve as a filter as one transitions from Seattle Center to the neighborhood at large. The connections from the Theater District as it filters to the north provide further legitimacy to the enhancement of north south connections including 2nd N, 3rd N, and the through block passage.



Composite Plan Diagram



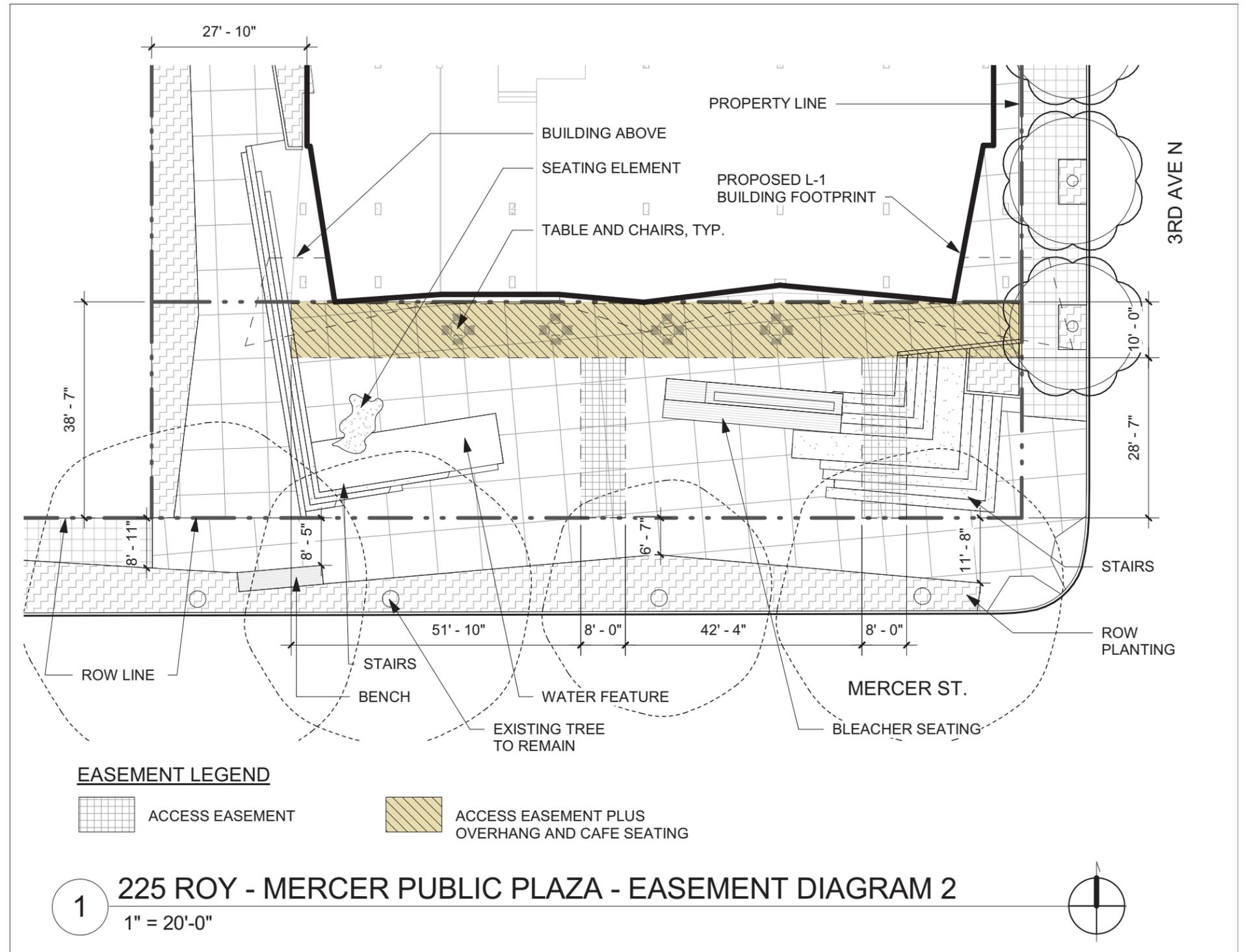
Composite Plan Diagram

The SCMP and UDF priorities overlaid on the 225 Roy site are shown in this diagram. The design and planning takeaway: the site will serve the vital function of providing a transition from the institutional campus plan of Seattle Center to the varied retail and residential qualities of Lower Queen Anne. It will also provide a connection between the Heart and Gateway nodes identified in the UDF. Accordingly, we feel the focus on connectivity is primary goal for the project, as is indicated in the Design Guidelines we have selected as highest priority.

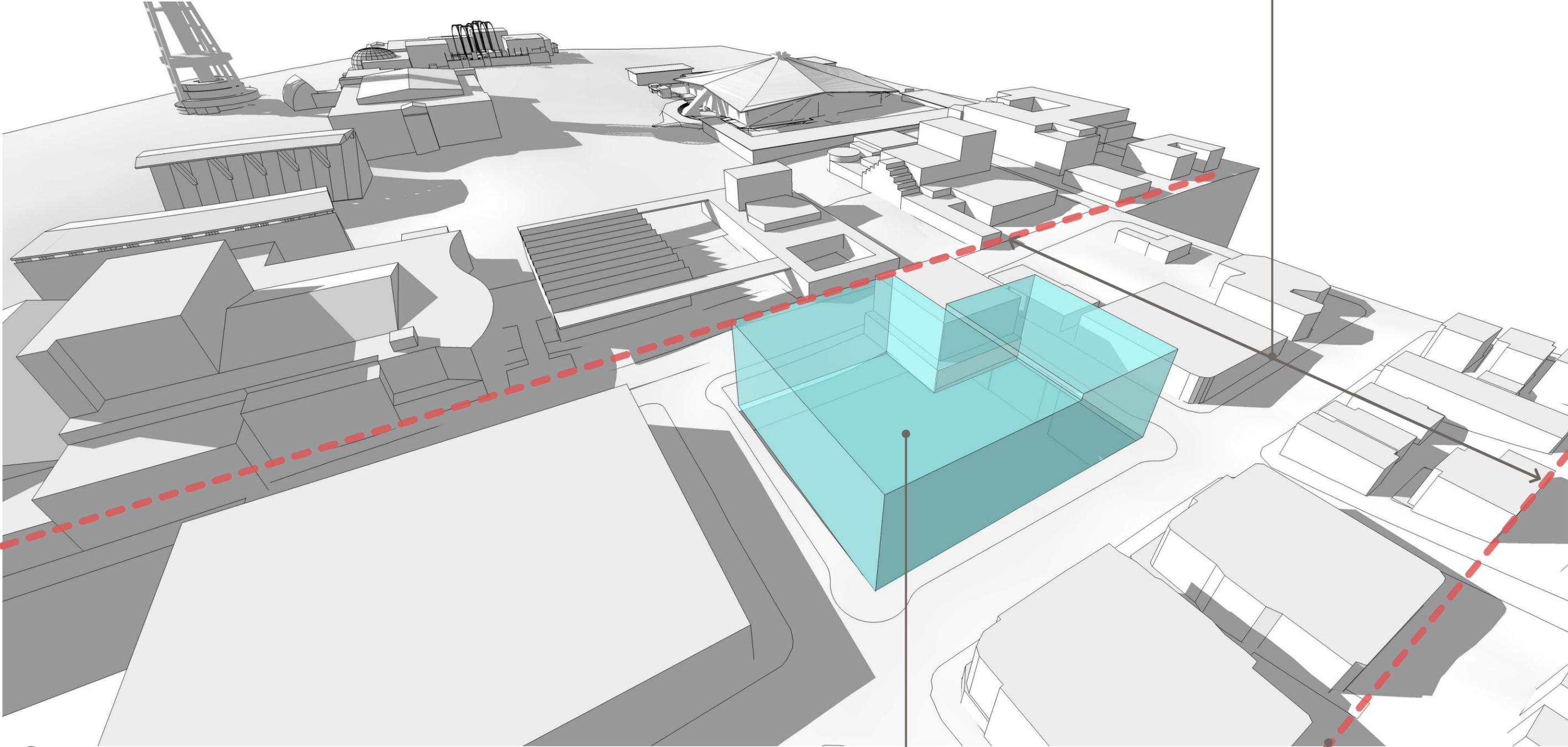
-  Seattle Center Boundary per SCMP
-  Commercial Corridor per UDF
-  Site
-  Roy Mercer Corridor per UDF
-  Pedestrian Corridor per SCMP
-  Neighborhood Heart / Gateway per UDF
-  Major Uptown Connector per UDF

Seattle Uptown Neighborhood & Seattle Center Century 21 Master Plan

Mercer Public Plaza- Easements



Zoning Analysis



Extent of Height Increases per EIS

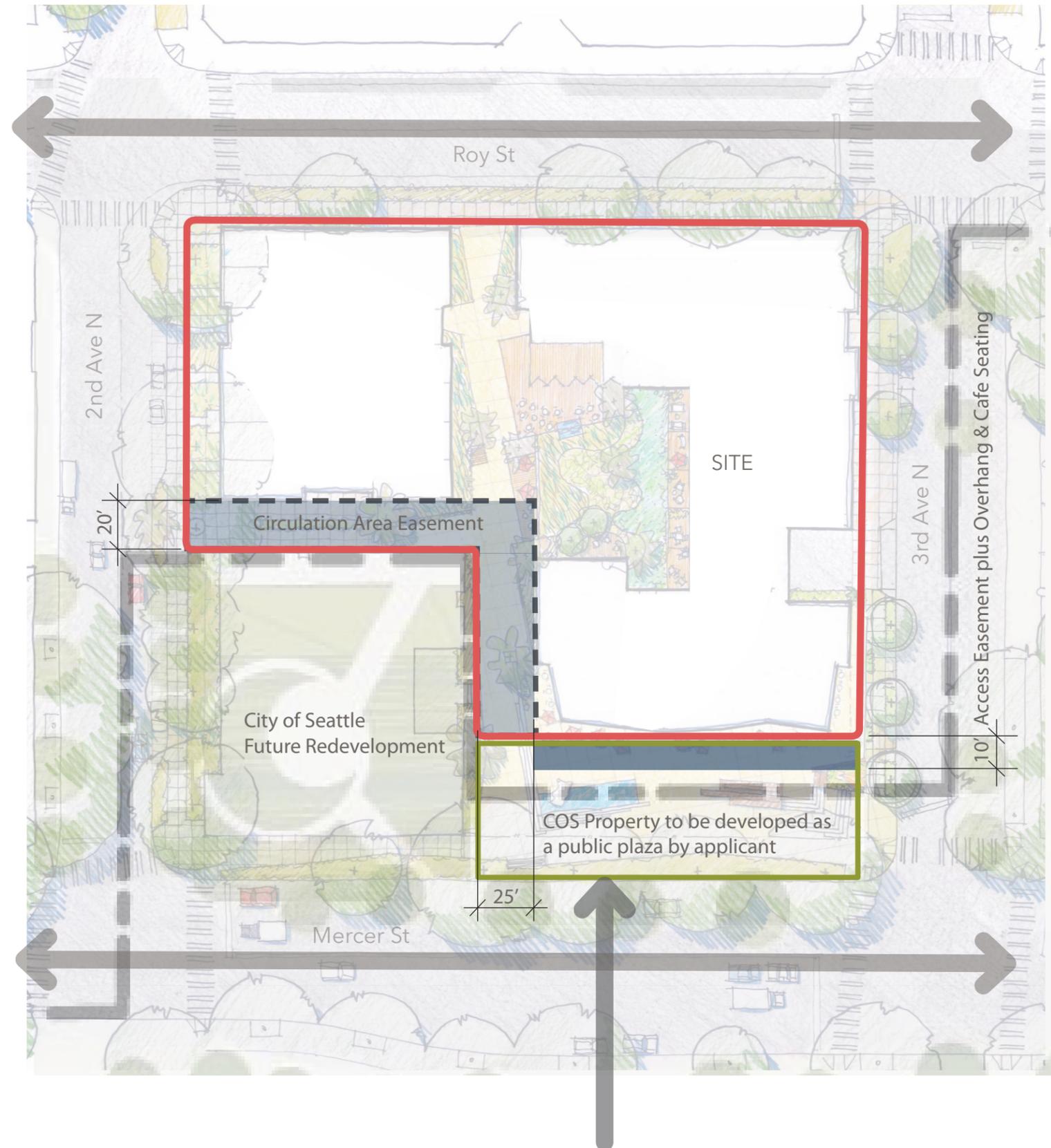
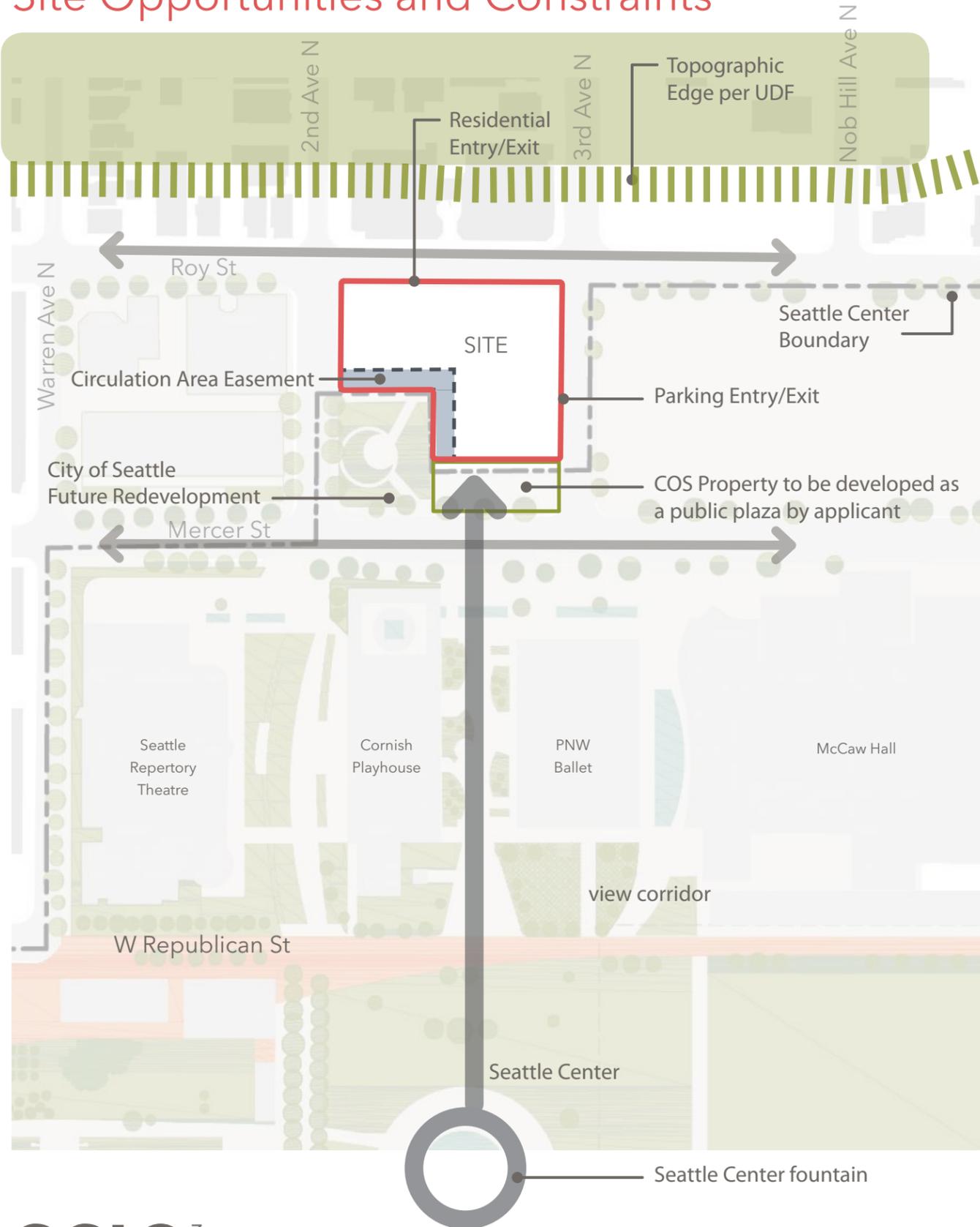


Maximum Zoning Envelope:

85' Height Envelope per EIS Alternative 2

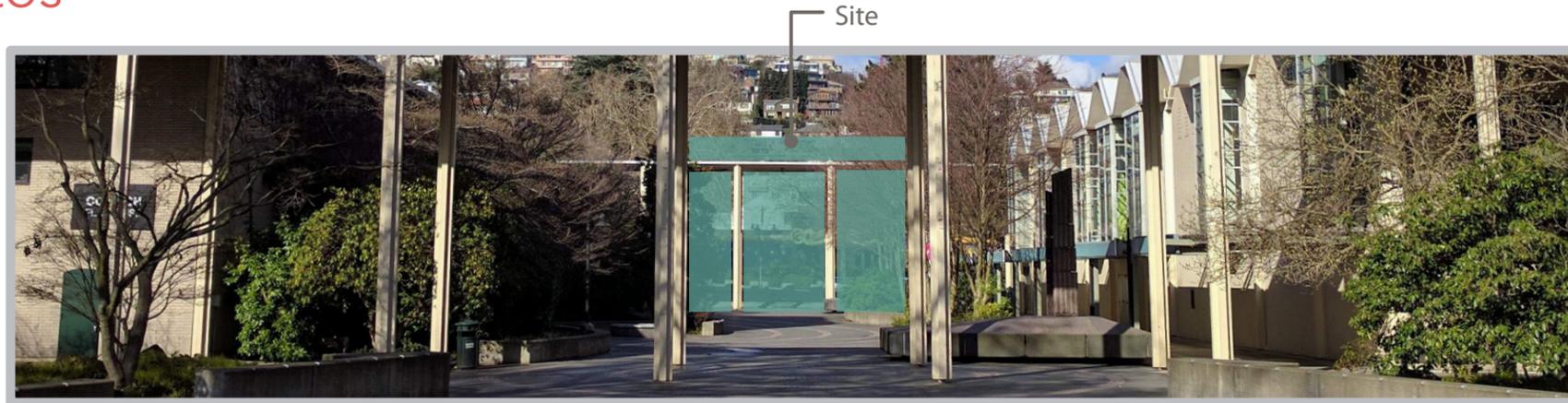
Urban Uptown Center Boundary

Site Opportunities and Constraints



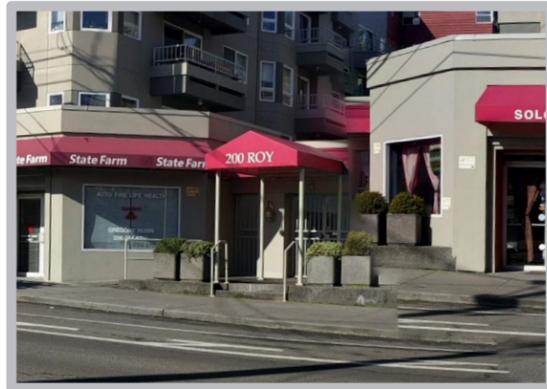
Summary & Site Photos

- Class III pedestrian street along Roy
- Class II pedestrian street along Mercer
- Future development in southwest parcel into affordable housing - the project will provide a buffer for maximum COS design flexibility.
- Future redevelopment of southeast parcel into public plaza by applicant
- Seattle center directly to south of site and associated activity/connections



Theater and Exhibition Hall Plaza

View Corridor
Looking North
Toward the Site



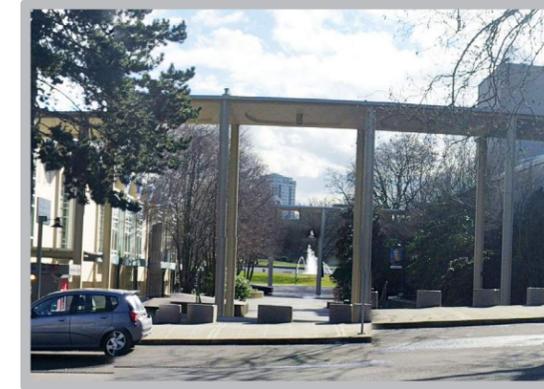
Looking north toward Roy St



Looking southeast toward McCaw Hall



Looking west toward 2nd Ave



Looking south toward Mercer St

Mid-block
Pedestrian
Connections
Adjacent to the
Site



2nd Ave - limited traffic flow & mature trees



3rd Ave - on-street parking & parking garage



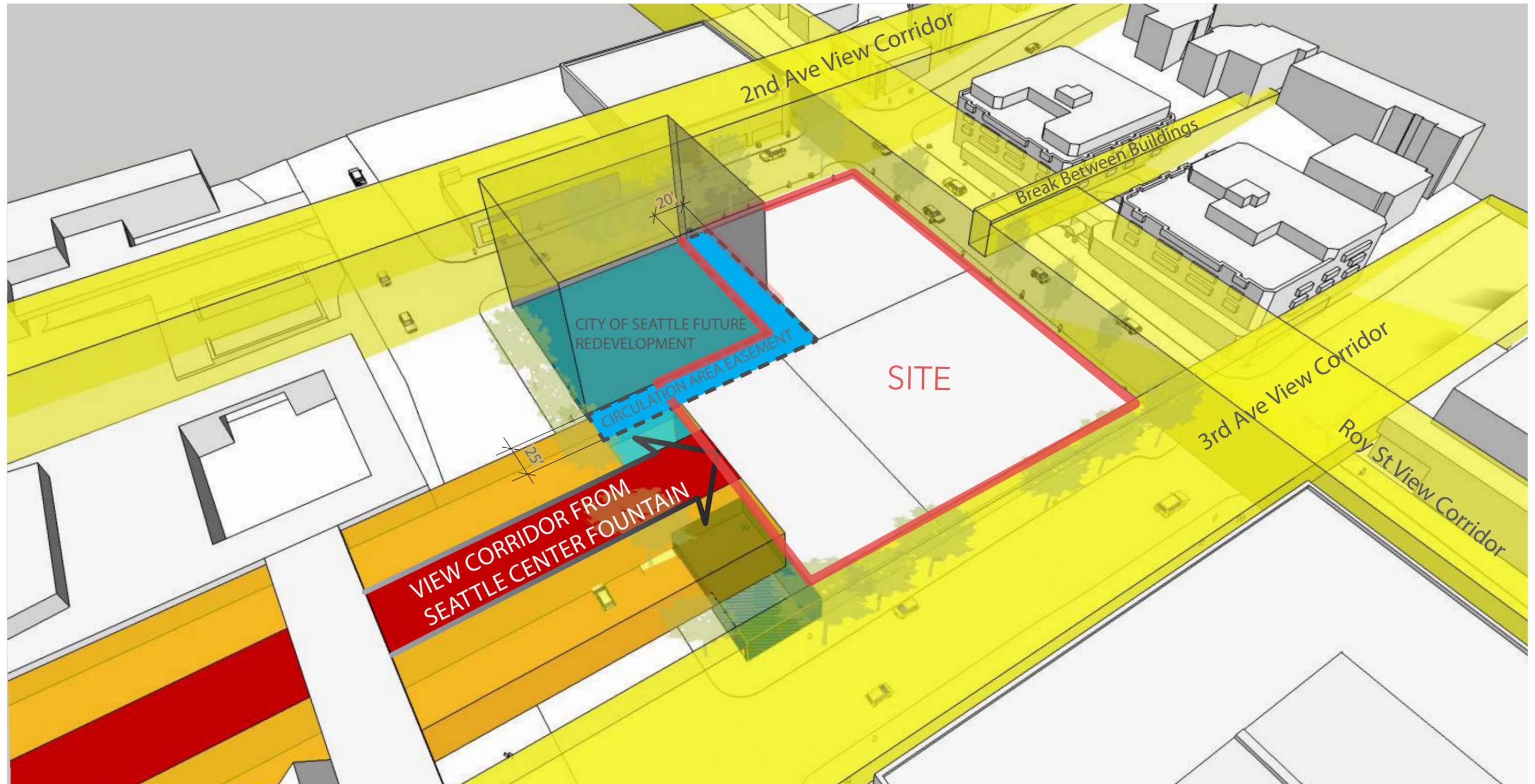
Mercer St - two lanes each way with drop off zone. No on-street parking



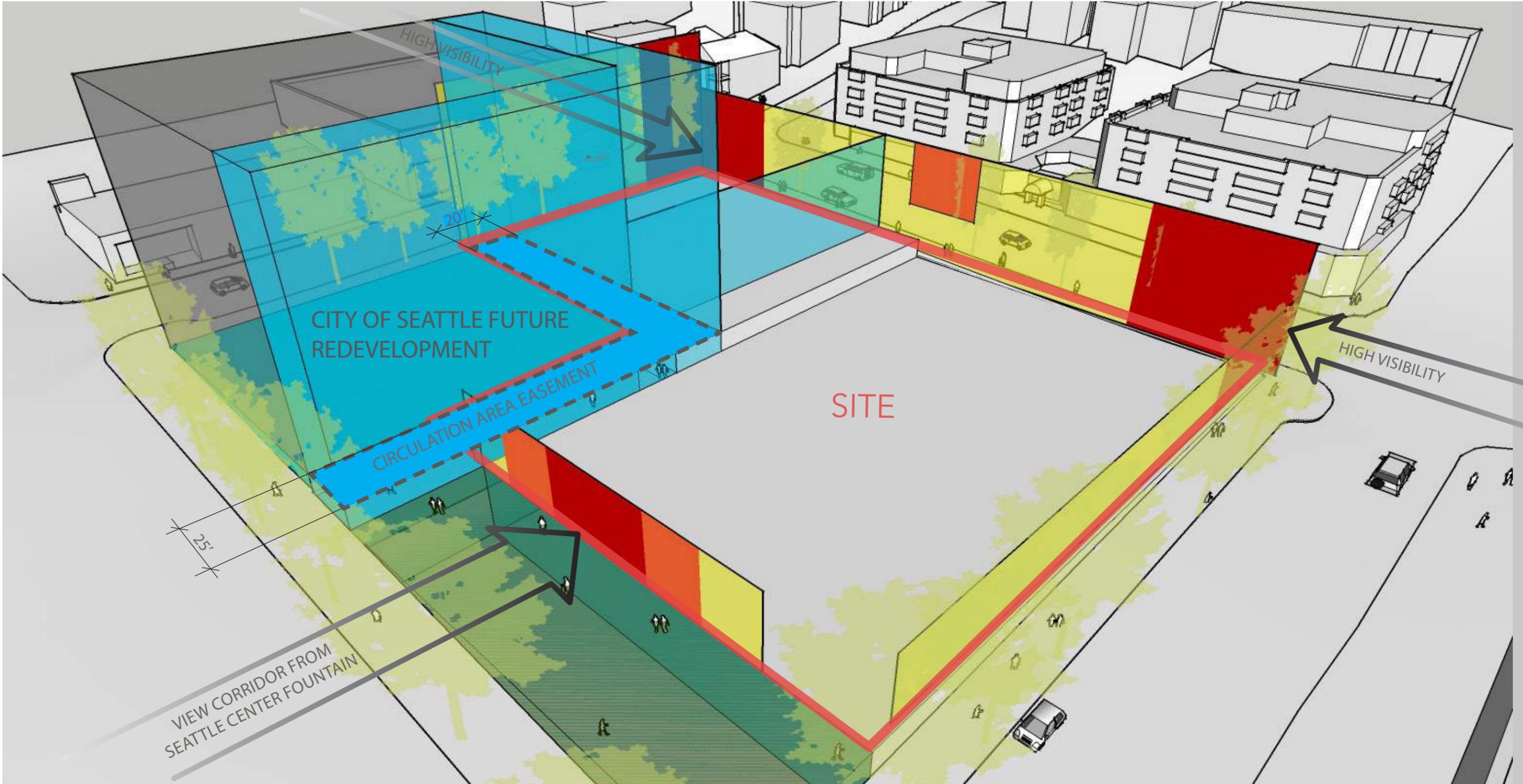
Roy St - one lane each direction with bike lanes each direction. No on-street parking.

Adjacent traffic
considerations

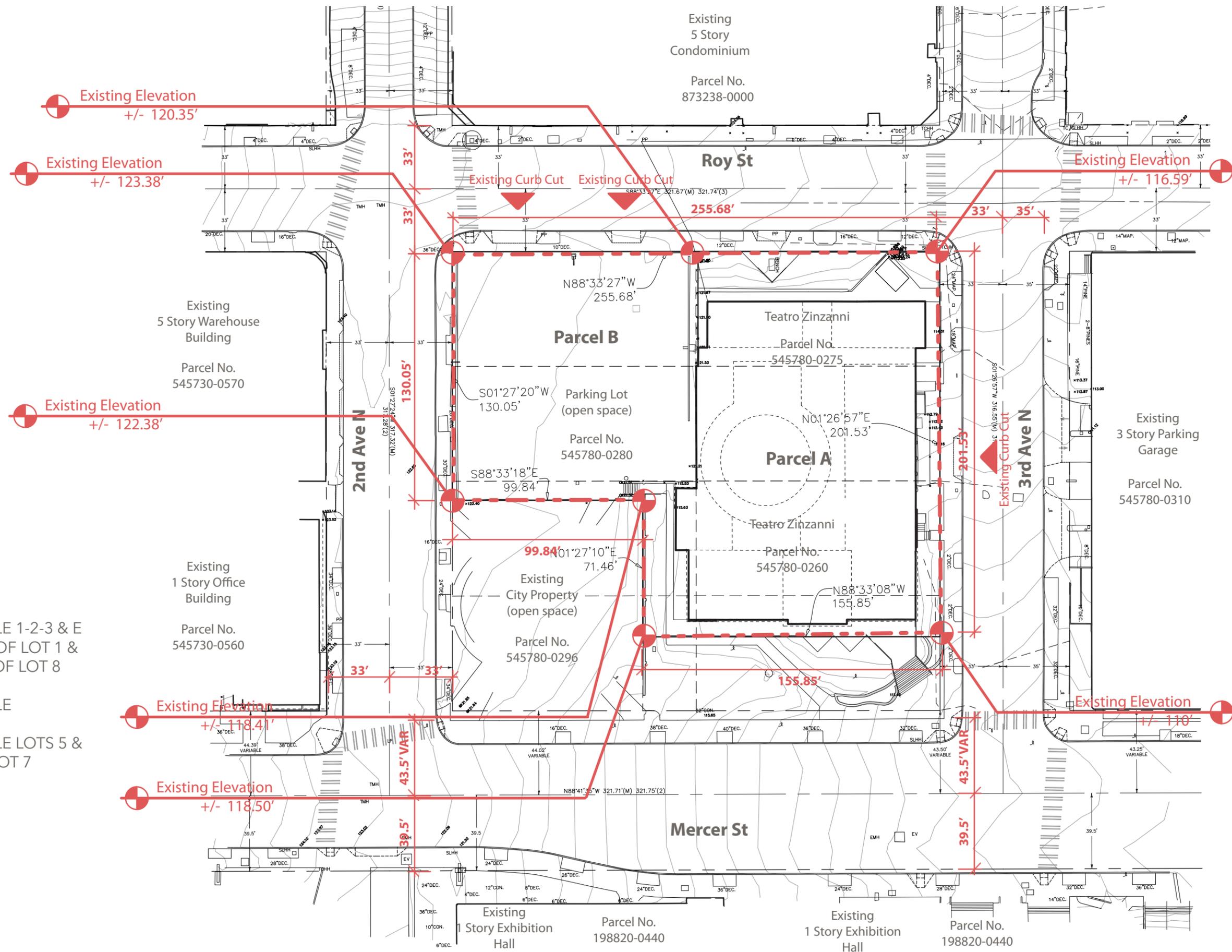
View Corridor Analysis & Site Constraints in 3D



View Corridor Analysis - Site Edges Impacted by Constraints



Site Survey:

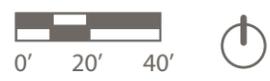


Legal Description:

MERCERS 2ND ADD TO N SEATTLE 1-2-3 & E 28 FT OF 7-8 LESS THE S 38.6 FT OF LOT 1 & LESS THE S 38.6 OF THE E 28 FT OF LOT 8

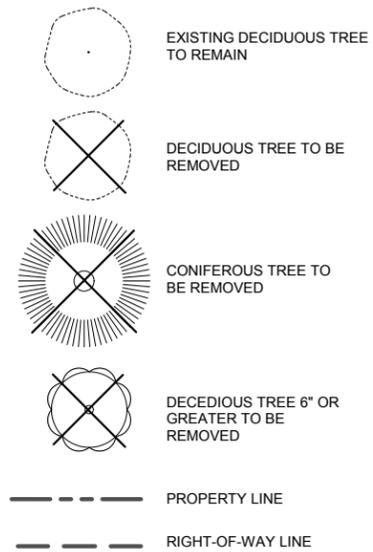
MERCERS 2ND ADD TO N SEATTLE

MERCERS 2ND ADD TO N SEATTLE LOTS 5 & 6 TGW N 10 FT LESS E 28 FT OF LOT 7



Tree Survey:

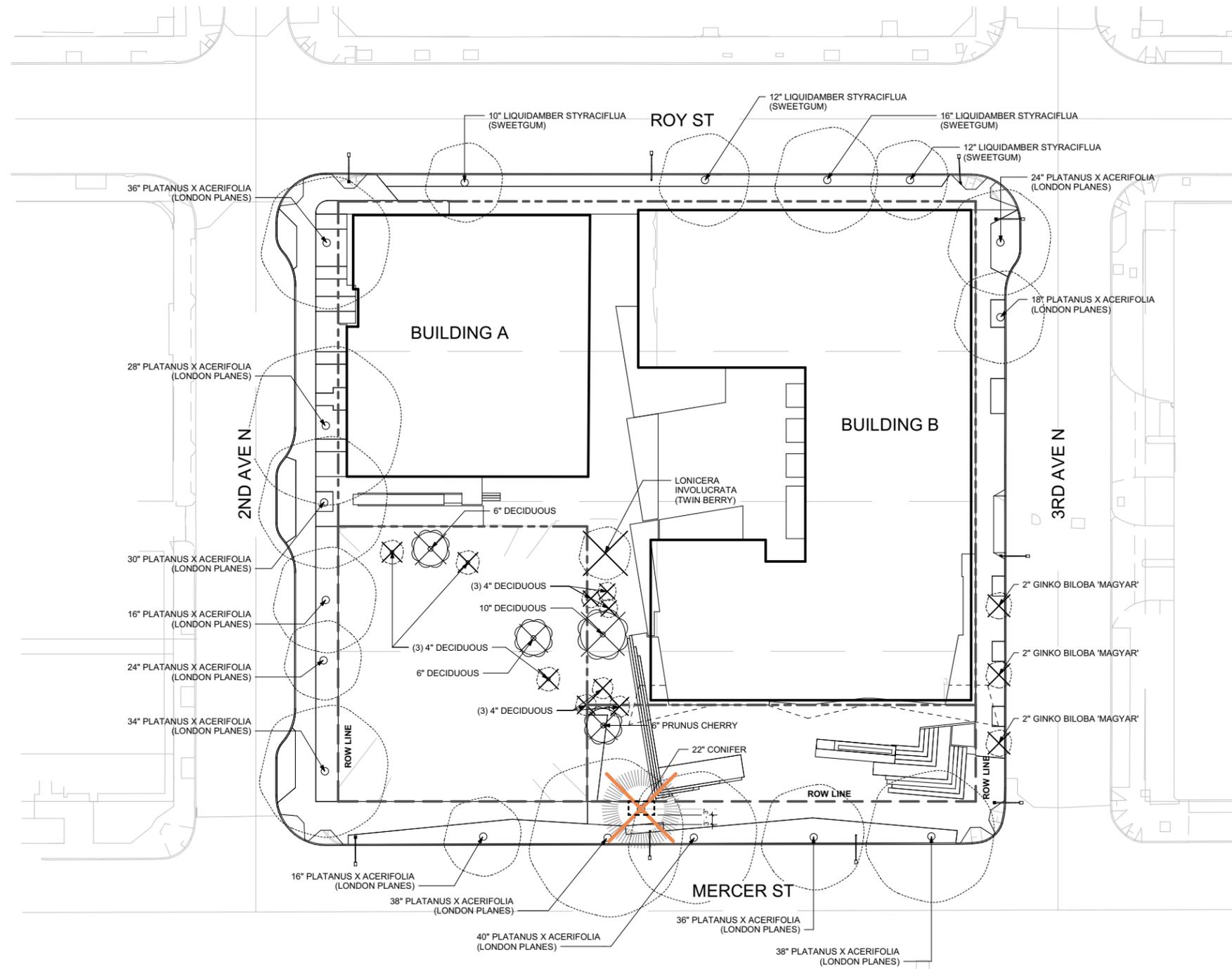
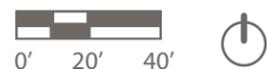
EXISTING TREE LEGEND



Tree Removal:

Reasons for removing the existing conifer tree at the midblock of Mercer Street:

1. Allows for a wide side walk (8' minimum).
2. Clear communication for ADA path of travel without objects in the sidewalk.
3. Opens up the site lines into the thru block connection. Currently the tree feels more like a pole vs a large canopy that shades and accents Mercer Street (see attached image).
4. Removing the conifer clears up the canopies for the two adjacent existing London Planes to have a more complete a full canopy on the north side.
5. Removal of the conifer assists in construction of the steps and water feature for the plaza due to existing root zone.

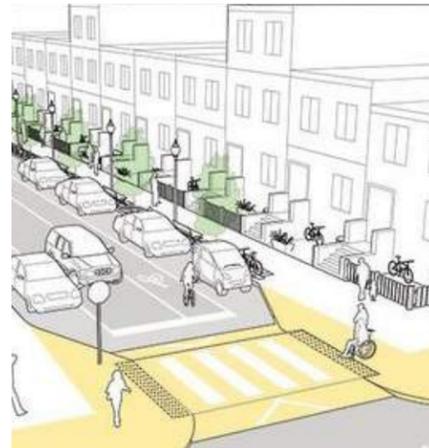


Conifer tree to be removed. Bill Ames from SDOT supports the proposed plan.

Design Guidelines

Design Guidelines - Uptown Neighborhood Specific | Applicant's Highest Priority

02 Pattern & Form



Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

I. Responding to site characteristics

- Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.

II. Streetscape Compatibility

- In the Uptown Urban and Heart of Uptown character areas, encourage streetscapes that respond to unique conditions created by Seattle Center. Encourage wide sidewalks to accommodate high pedestrian volumes during event times, and create safe, well marked crossings at entrances to the Center. Streetscape furniture and landscaping should be sited and designed to accommodate the flow of event crowds. Buildings on and adjacent to the Seattle Center campus should be sited to create relationships and connections between the Center and surrounding Uptown neighborhoods.

Response: The development proposal is seeking approval on extensive improvements to the rights of way fronting the project limits. This will include curb bulbs and wider sidewalks (pending approval of SDOT). This will help to knit the project into the fabric of the Mercer/Roy corridor, while connecting it with both Seattle Center and the Gateway and Heart nodes identified in the UDF.

02 Architectural Context



Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

I. Architectural Context

The Uptown Urban character area embraces high quality urban infill, and responds to special relationships with

- Consistent street wall;
- Engaging the sidewalk / storefront transparency;
- Building siting that responds to Seattle Center entry points;
- Defined cornices;
- Throughout Uptown, upper level balconies are discouraged on the street side of residential buildings. Bay windows are a preferred architectural element on the street side. This guideline is intended to avoid open displays of storage, which are sometimes an unintended consequence of street side balconies.

III. Human Scale

- Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

Response: The development proposal looks forward to the site and exterior design opportunities that 225 presents. The urban street wall concept mentioned in this guideline will define edges and containment to the streets which is currently missing.

The exterior design also contemplates tactful and purposeful use of exterior balconies. This is done to create positive indoor/outdoor relationships for dwellings, while providing enhanced "eyes on the street" along building frontages. The applicant will seek to implement these elements in an integral nature with the building exterior.

03 Open Space Concept



Integrate open space design with the design of the building so that each complements the other.

I. Landscaping to Enhance the Building and/or site

Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

Response: The development proposal is infused with extensive hardscape and landscape features, from formal and urban streets to larger courtyard and plaza areas. Points of emphasis will include building entries and high use areas where the landscape can provide its greatest benefits. We will further identify areas that require screening and buffering as the project designs advance.

Design Guidelines - Uptown Neighborhood Specific | Applicant's Highest Priority

PL1 Connectivity



Complement and contribute to the network of open spaces around the site and the connections among them.

I. Streetscape Compatibility

Throughout Uptown developments that respond outward to the public realm are preferred.

- Site outdoor spaces in accordance with the location and scale of adjacent streets, buildings, and uses. For example, an on-site plaza should not unduly interrupt the retail continuity of a street.
- Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Special paving materials, landscaping, and other elements can be used to provide a clear definition between the public and private realms.
- Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

Response: The preferred plan for 225 features a north-south through block connector that addresses many of the points made here. The entrances to this linear space will be connected to grade and the passage will support uses that are adjacent to it. Improvements in the ROW (particularly along 2nd avenue N) will realign the current pedestrian path to create better connections between Queen Anne and Seattle Center. Of note is a proposed crosswalk at 2nd Avenue N and Mercer that would link the newly widened sidewalk on 2nd avenue (and foot-traffic from Queen Anne) to the Seattle Center Commons walkways leading directly into Seattle Center.

PL2 Walkability



Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

II. Pedestrian Open Spaces and Entrances

- Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.
- Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensible space as well as safety features (e.g., decorative fencing and gating). Landscaping should be consistent with these features.
- Throughout Uptown special attention to the pedestrian experience and street right-of-way should be given along pedestrian corridors as identified on the map (pg. v).
- Throughout Uptown the use of a pedestrian-scaled street lamp within all character areas is encouraged. In addition, streetscape features such as street clocks and benches are encouraged in Heart of Uptown and Uptown Urban character areas.
- In the Uptown Urban and Heart of Uptown character areas, encourage Seattle Center campus redevelopment along its boundaries to either open vistas from Uptown into Seattle Center or to provide activation for the street.

Response: The development will focus heavily on a variety and scale of building entries to enliven and enhance the walkability of the adjacent streets and the through block passage. Residential entries will be positioned with positive and defensible exterior transition space. Retail entries will feature energetic but tasteful signage and weather protection. Building lobbies will have a sense of openness and transparency.

01 Natural Systems



Use natural systems and features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation

- Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

E. Water

- Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.

Response: The project massing for the preferred alternative provides additional access to sunlight for both building and open space needs. This is achieved by "stepping" a floor level down on the south frontage. This will allow more extensive daylighting during transition and winter months. As the project is satisfying GSI and Greenfactor requirements, the landscaping solutions will feature the use and treatment of stormwater prominently. This will be achieved both on grade and by raising some overstructure areas to allow room for deeper soil profiles.

03 Architectural Context



Contribute to the architectural character of the neighborhood.

A. Emphasize Positive Neighborhood Attributes

- Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
- Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Response: As mentioned in the Uptown guidelines response, the project contemplates an urban streetwall solution that will create an urban scale to a site which currently has a diffuse and unfocused urban quality. As this project precedes future neighboring developments, we look forward to creating a positive and contemporary precedent that is consistent with the spirit of the neighborhood and that others can build upon.

02 Walkability



Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

C. Weather Protection

Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

- Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.
- People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

Response: Weather protection is a priority for the design team in making the outdoor spaces and street frontages usable and successful. We look forward to developing weather protection elements such as awnings canopies and building overhangs, that will allow building uses to be activated year-round. We also see them as key elements in establishing clear identification of building uses and entries.

PL3 Street Level Interaction



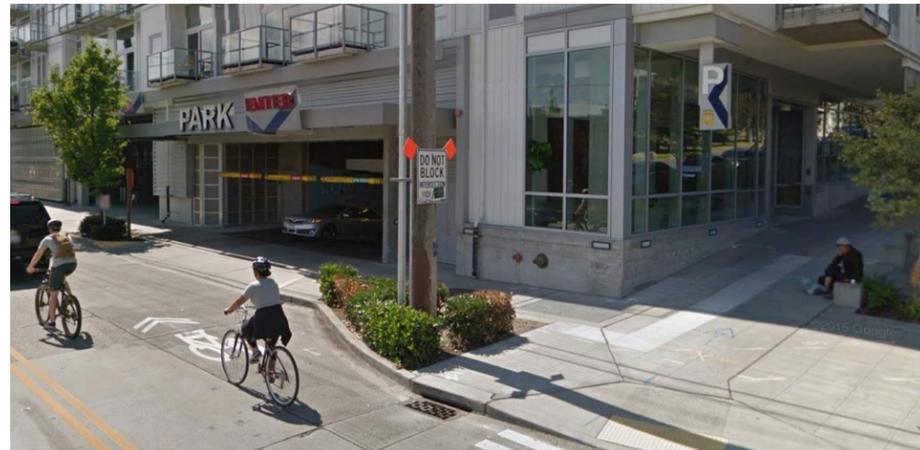
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

B. Residential Edges

- Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

Response: We feel successful residential edges are key to the integration of the building into the public realm. At the outset the project team has been selective in identifying suitable residential frontage for this use on the west portion of Roy and the entirety of 2nd St N. Residential territories will be defined by a number of landscape and hardscape features including existing mature street trees, low garden walls, vertical grade separation with prominent entries and other elements.

DC1 Project Uses and Activities



Optimize the arrangement of uses and activities on site.

B. Vehicular Access and Circulation

- Where driveways and curb cuts are unavoidable, minimize the number and width as much as possible;

C. Parking and Service Uses

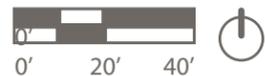
- Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

Response: The project will feature only one garage portal, which will be located across from the existing Seattle Center parking garage. This parking portal will be the minimize size requirement put forth in the Seattle Municipal Code. The location takes advantage of an existing curb cut which was previously used for loading/unloading. The lack of mature trees on 3rd Avenue N (as compared to the other frontages) also supports the location of the garage portal. Other services uses such as Move-in and an Uber/Taxi load/unload area will also be clustered on 3rd near the Garage Portal.

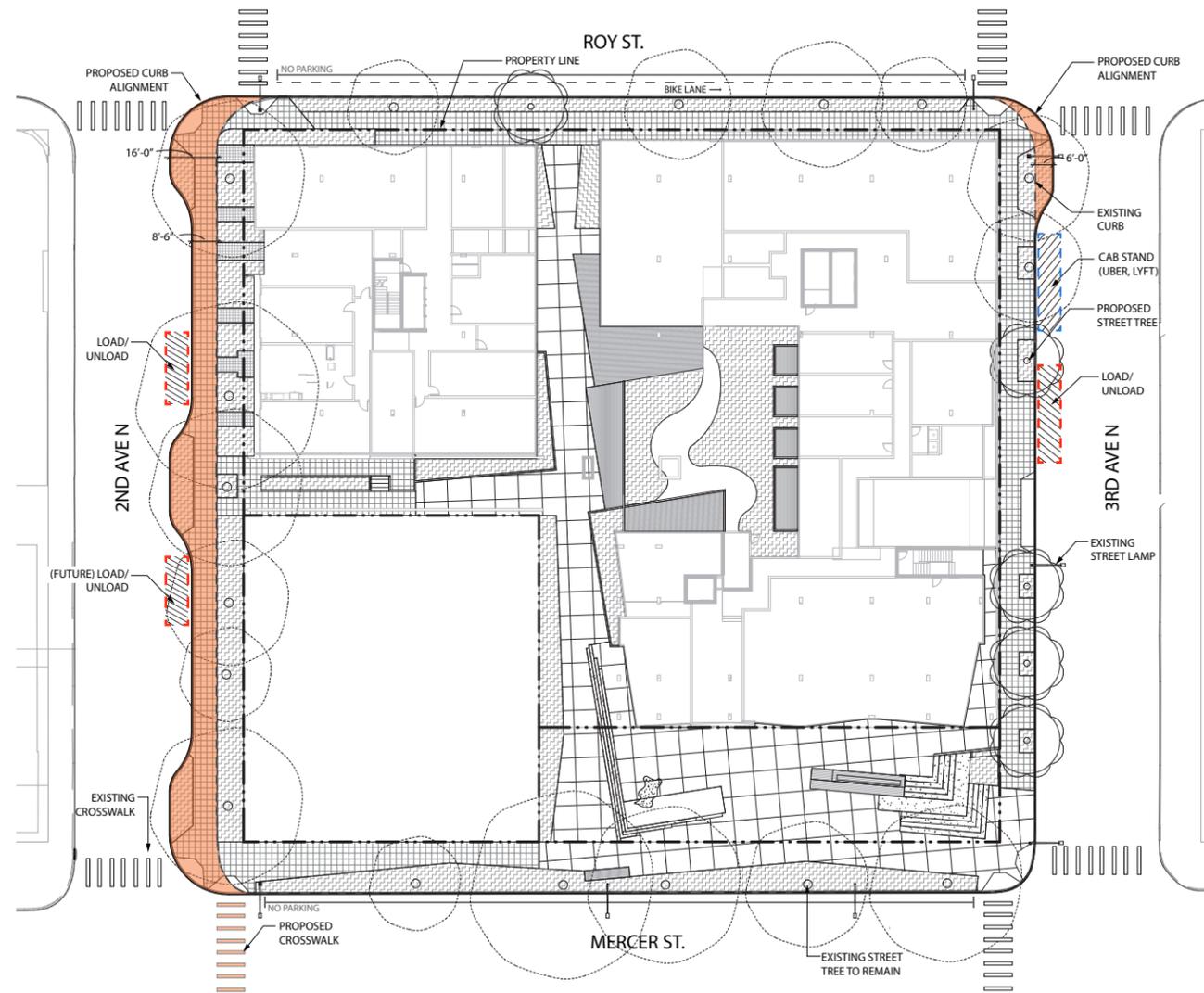
Design Response

Proposed Site Plan:

- **PL2:** Proposed pedestrian street along 2nd Ave. Open and transparent key entries throughout the site.
- **CS3:** Utilize visual connection from Seattle Center to site when designing south facade
- **CS2:** Connecting site to Seattle Center and existing Gateways/ Nodes. Understanding of context.
- **DC3:** Extensive hardscape and landscape features address need for public open space. Focus is on building entries and high use areas.
- **PL1:** Through block connection in preferred design connects to grade and supports uses adjacent to it.
- **PL3:** Defined residential territories.
- **DC1:** Parking portal location across from existing parking garage minimizes size requirements.
- **CS1:** prominent stormwater features
- **CS1:** floor level stepped down on south frontage for additional sunlight



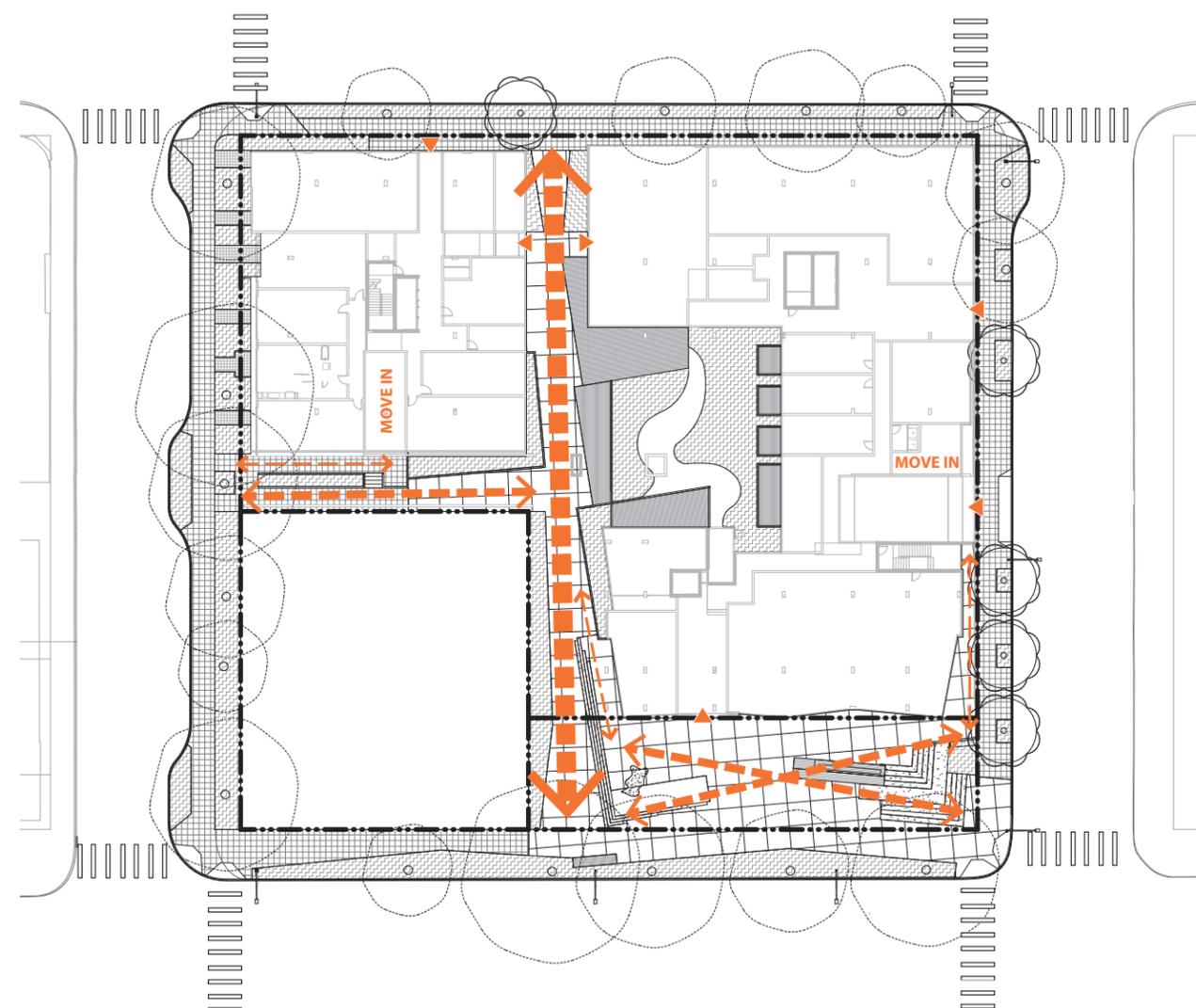
Proposed ROW Diagram:



STREET CLASSIFICATIONS

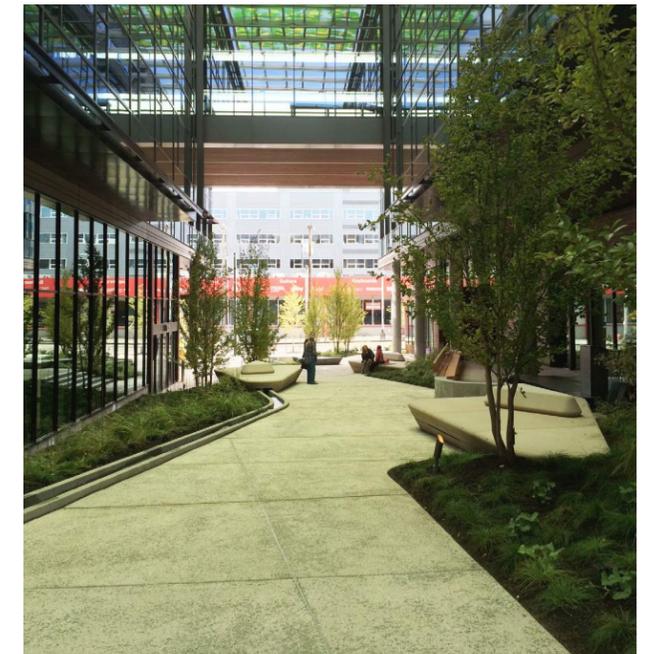
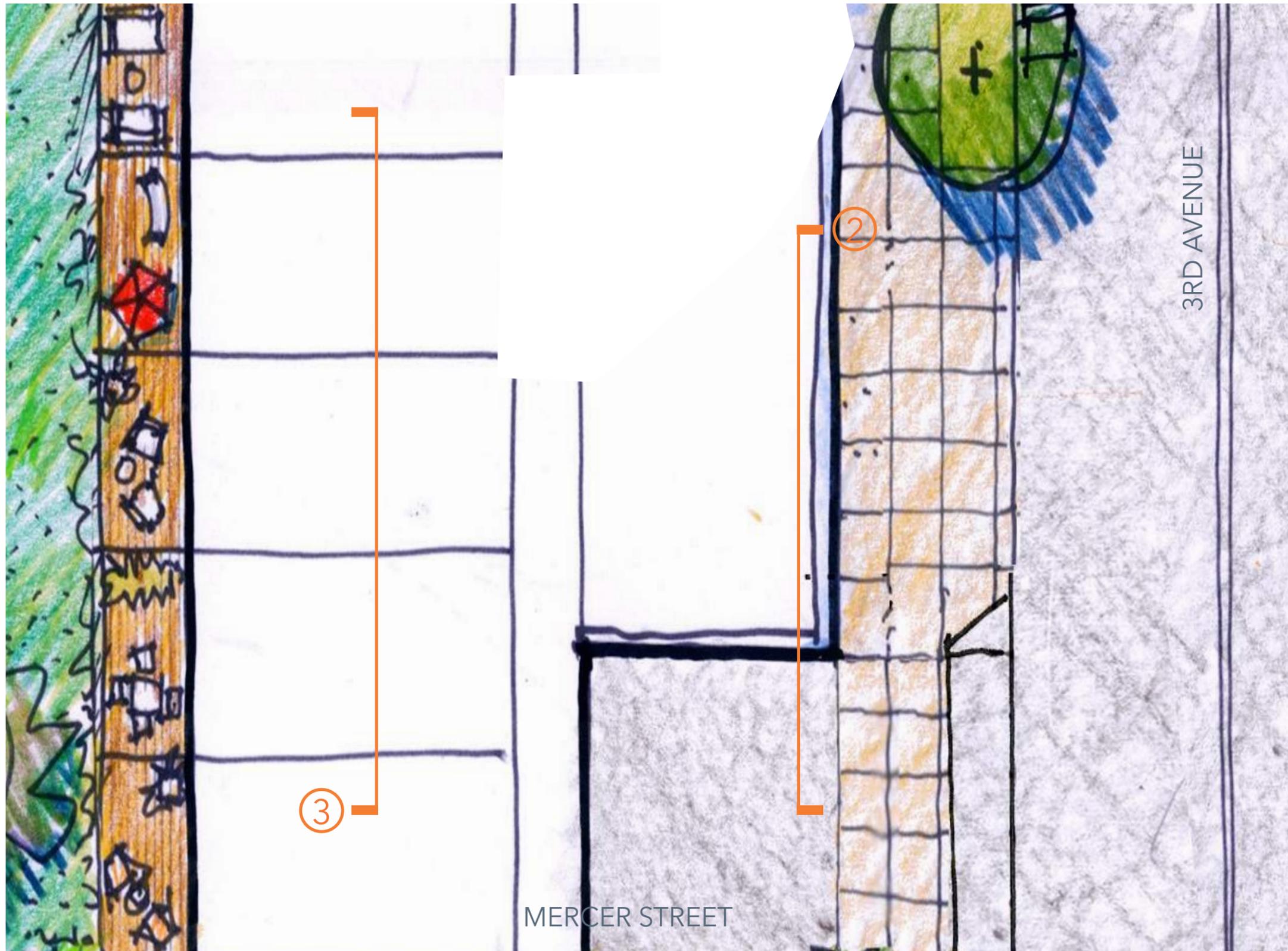
- 2nd: Residential
- 3rd: Residential
- Roy: Principal Arterial
- Mercer: Principal Arterial

Site Accessibility Diagram:

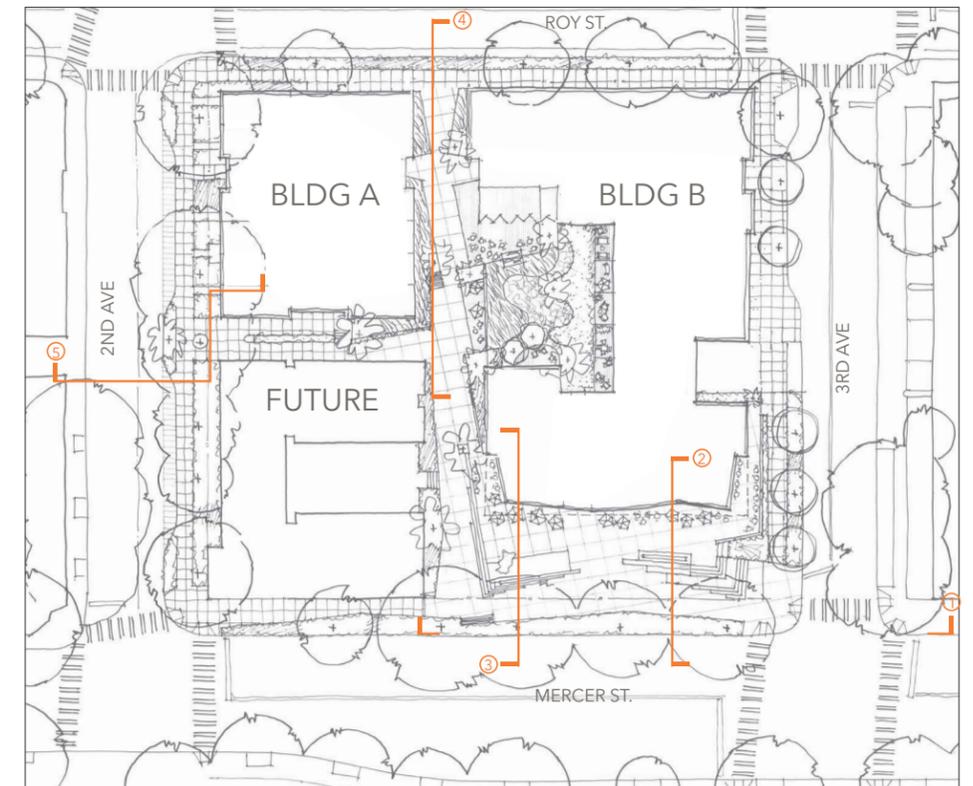
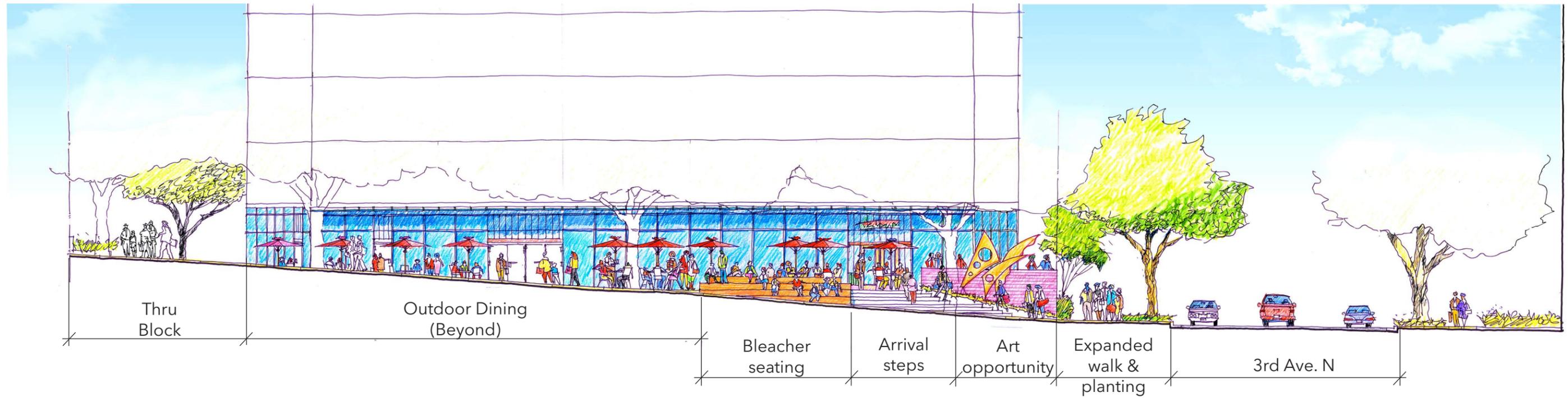


-  PRIMARY PATH
-  SECONDARY PATH
-  TERTIARY PATH

Plan: Public Plaza

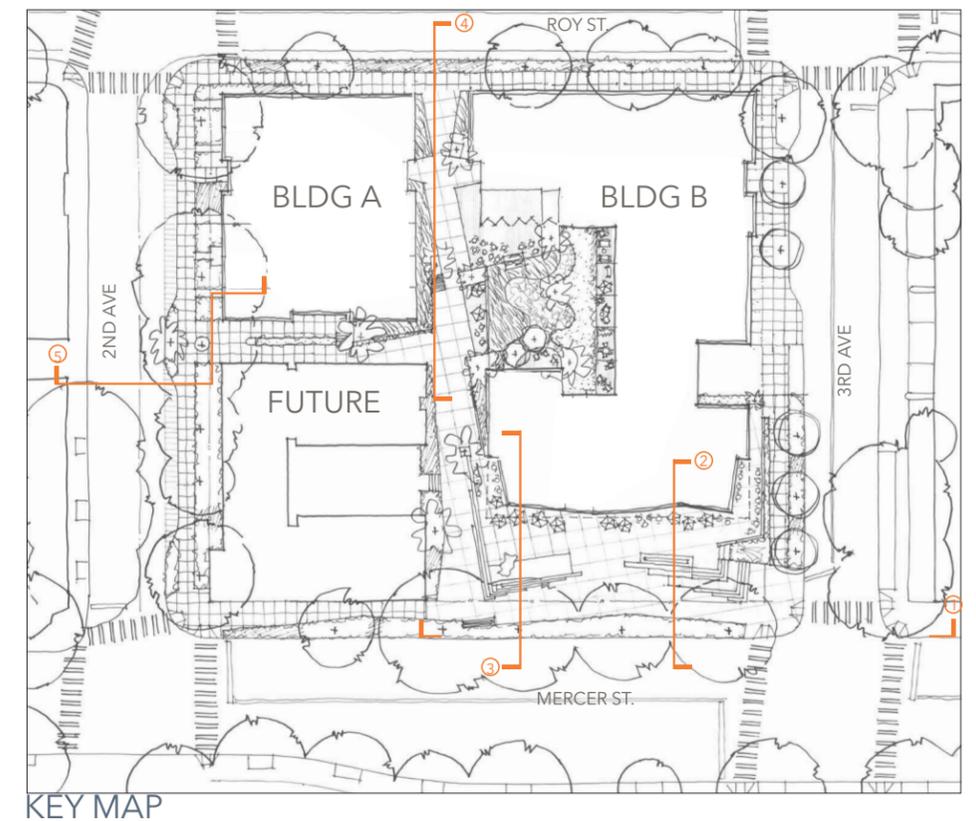
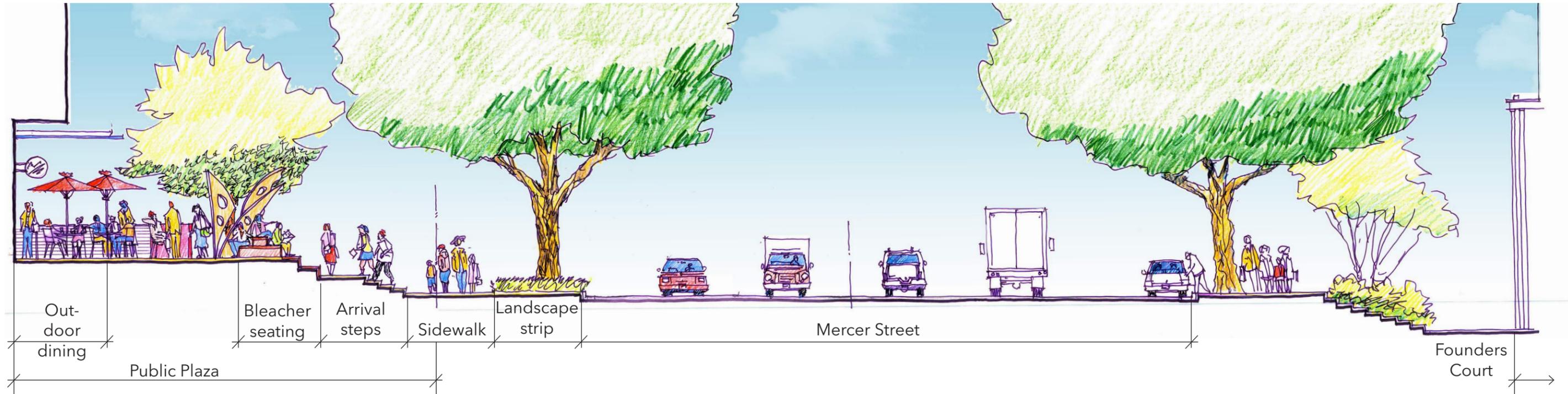


Elevation 1: Public Plaza (Mercer looking North)



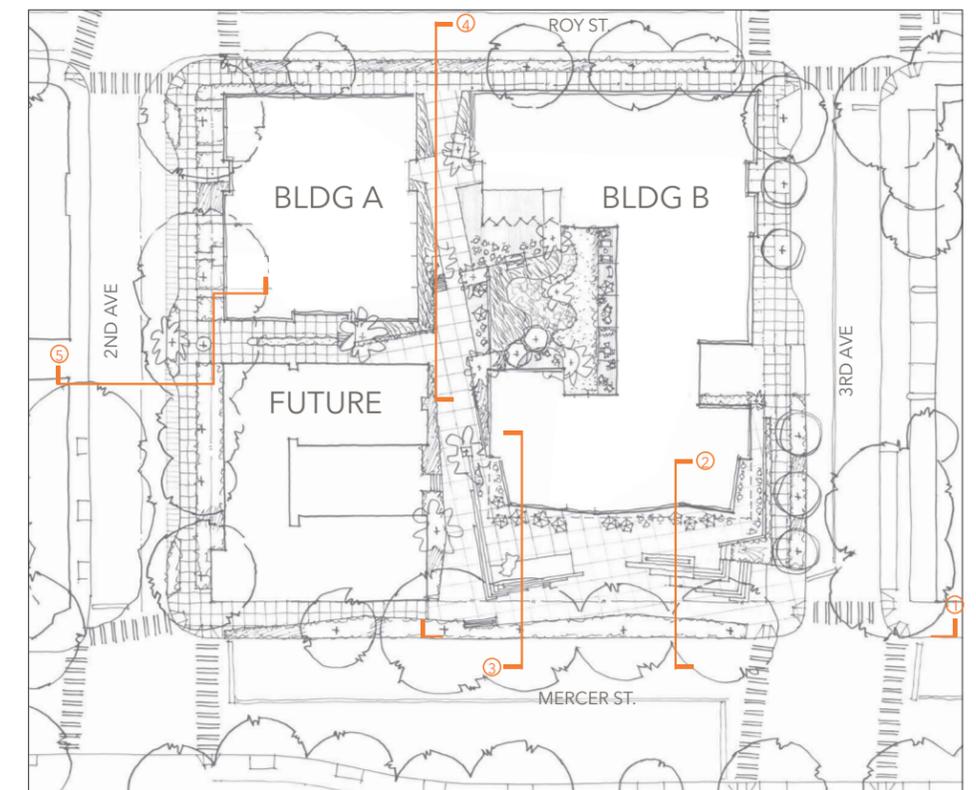
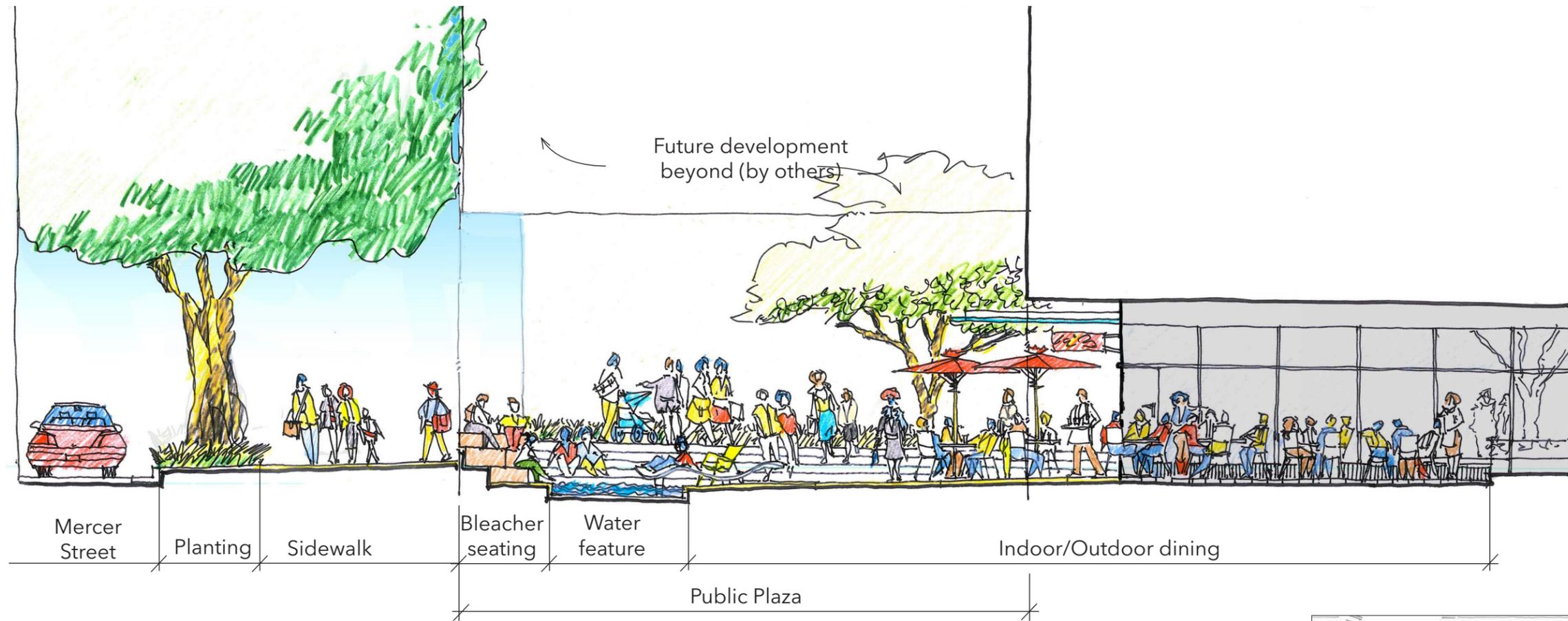
KEY MAP

Section 2: Mercer (looking East)



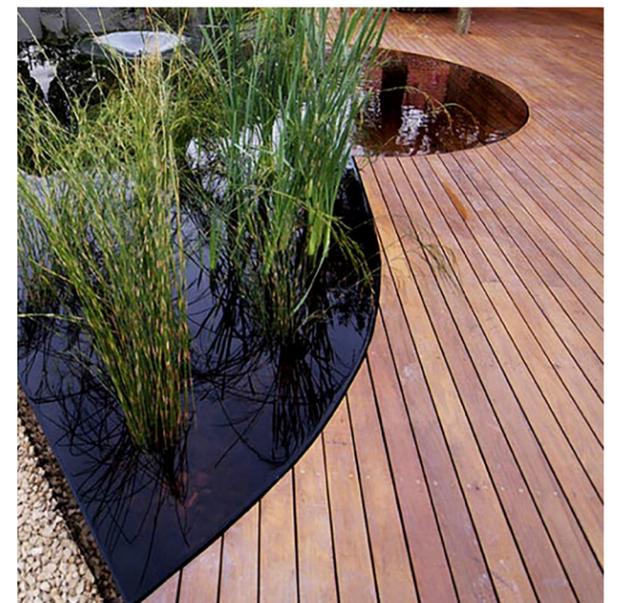
KEY MAP

Section 3: Mercer (looking West)

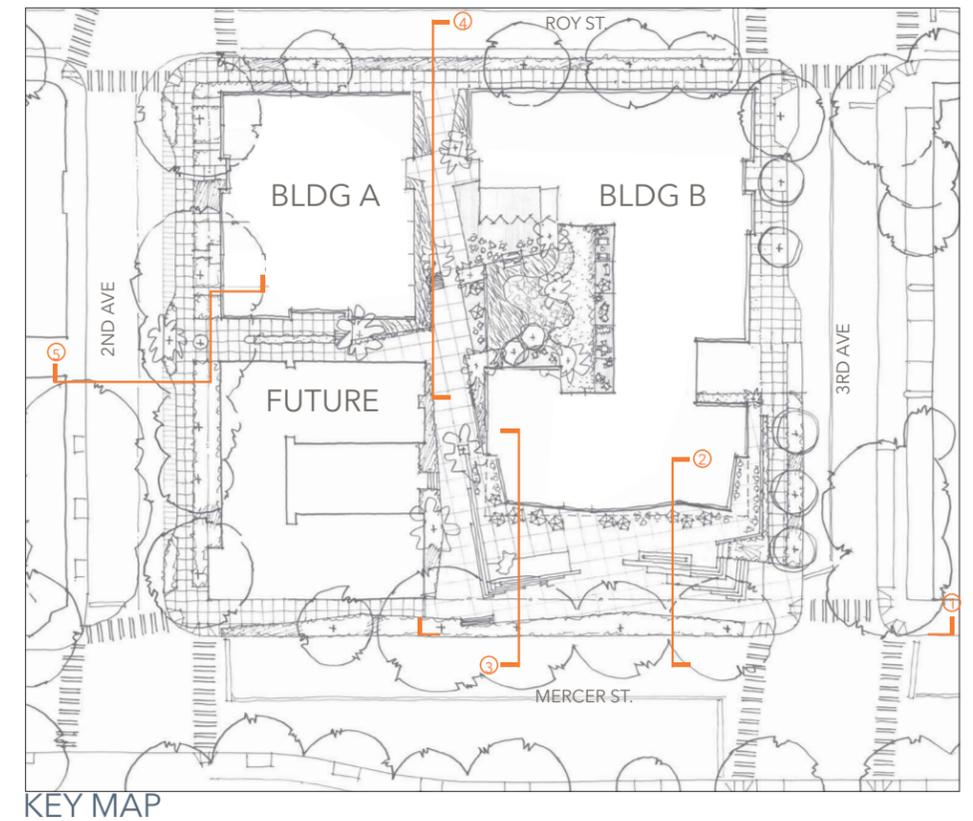
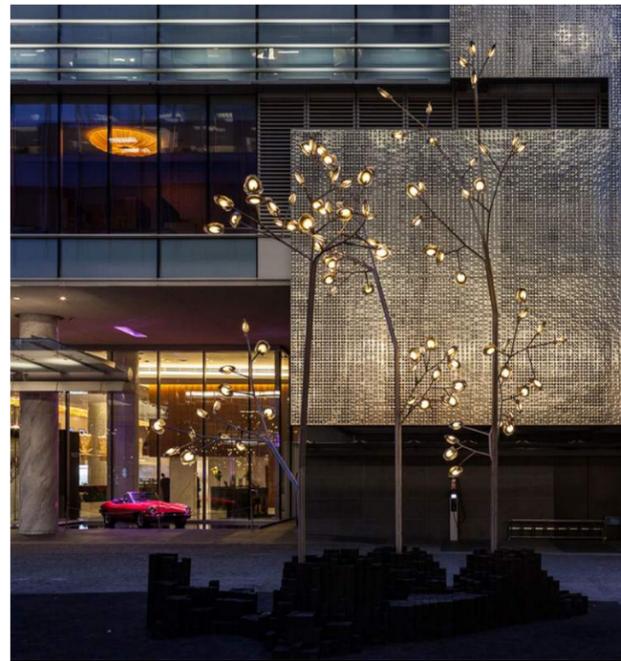
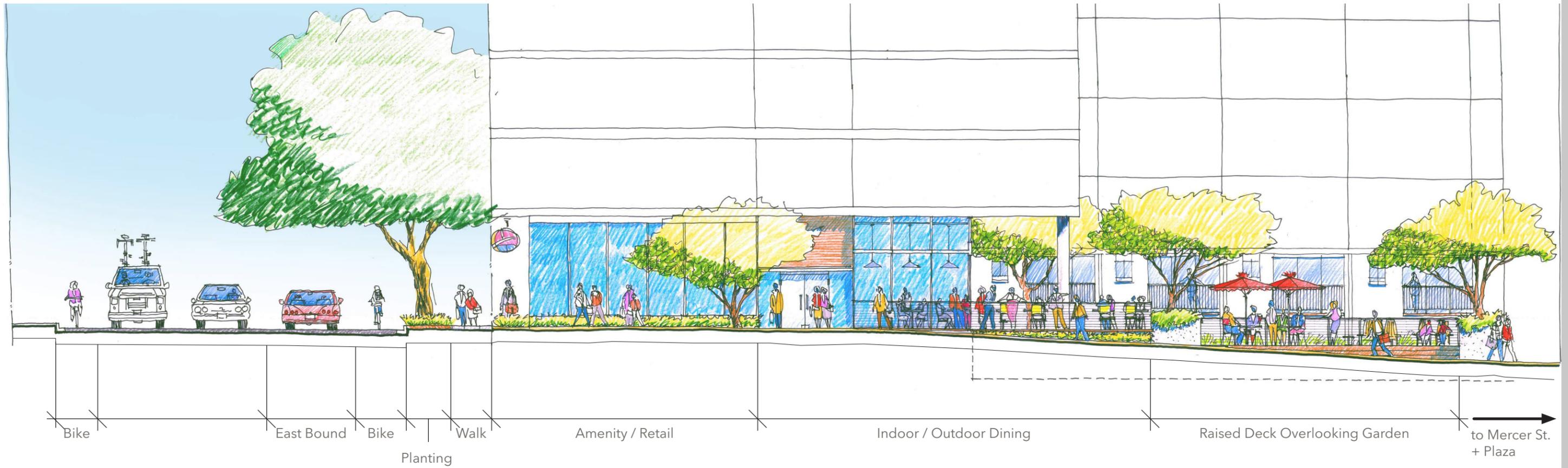


KEY MAP

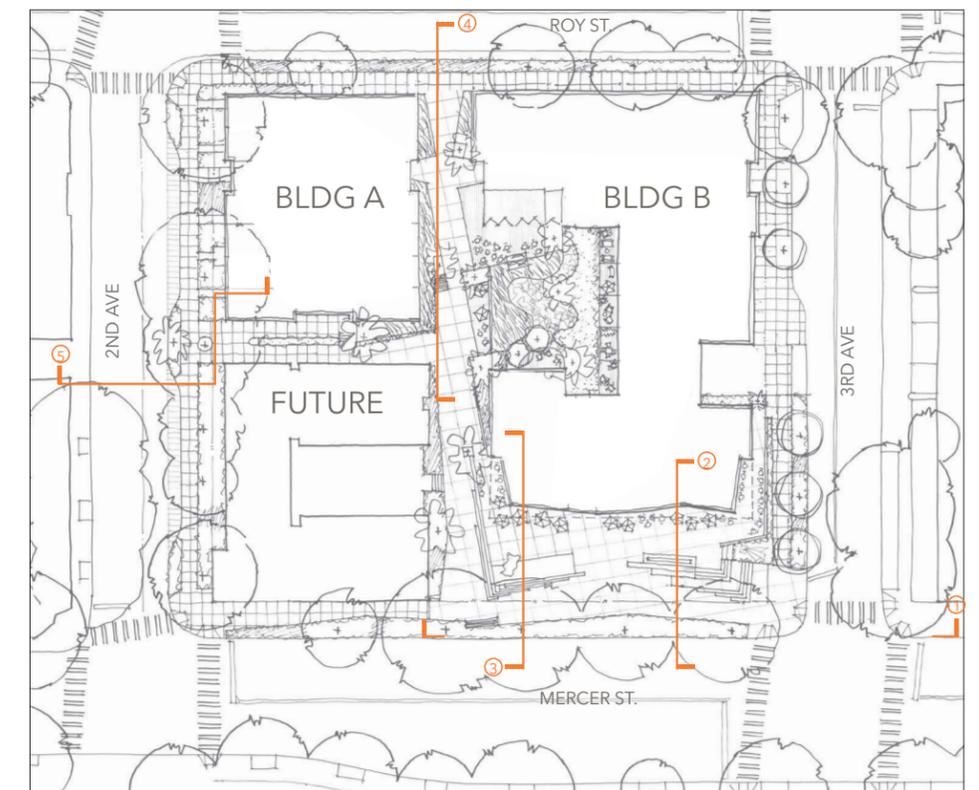
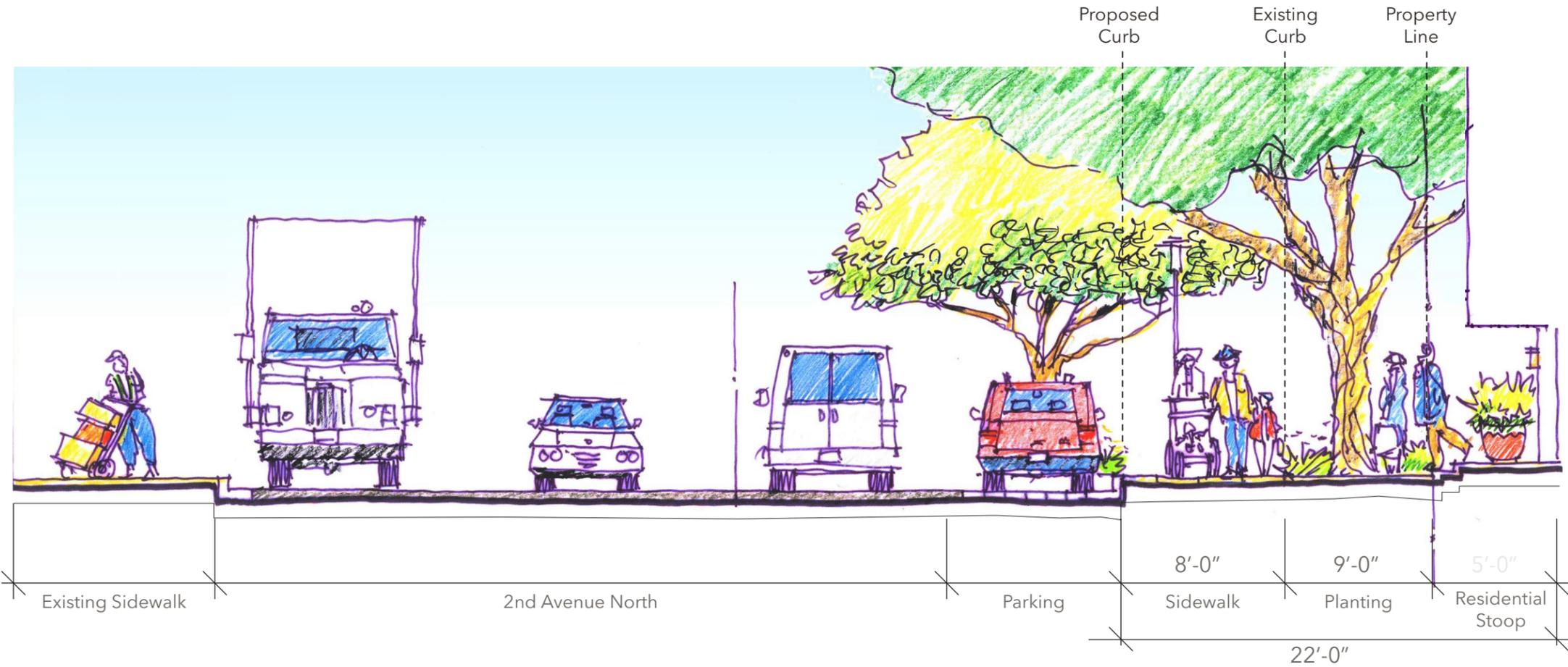
Plan: Private Courtyard



Elevation 4: Roy Street / Thru Block (looking East)



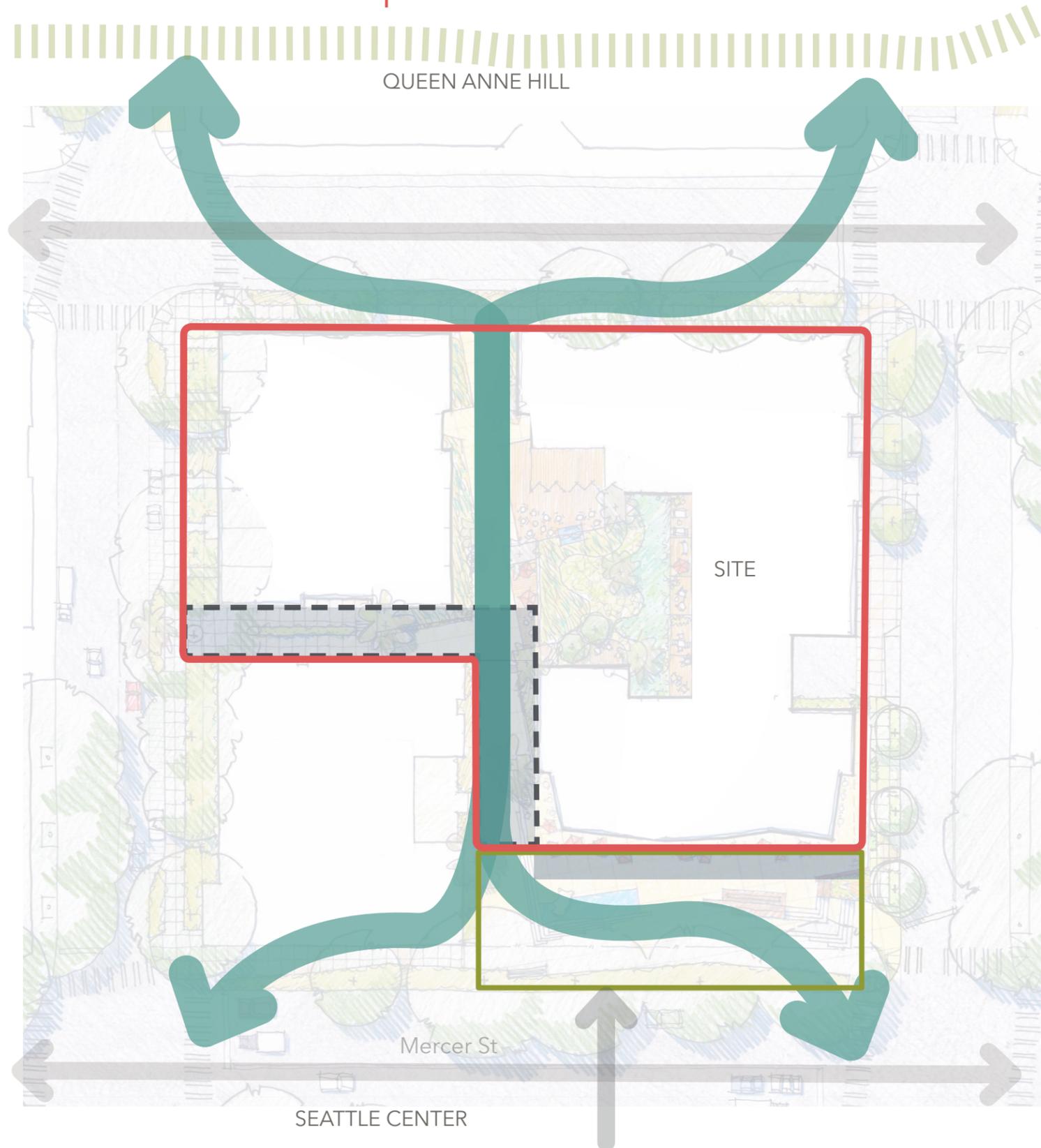
Section 5: 2nd Ave North (looking North)



KEY MAP

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Architectural Concept- Parti

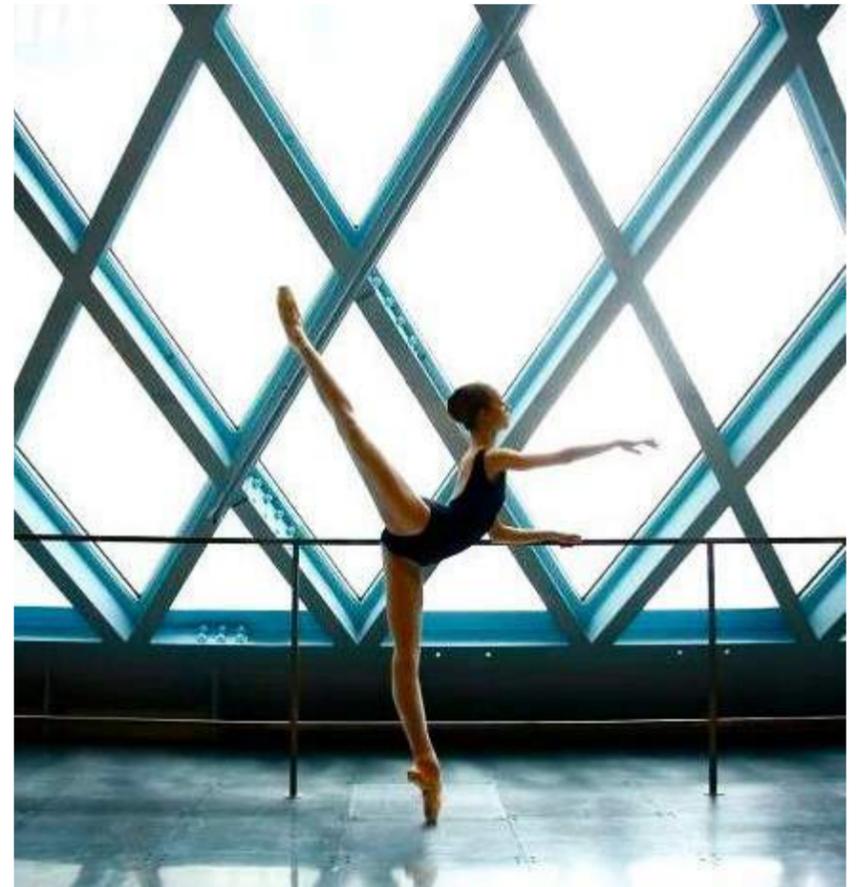
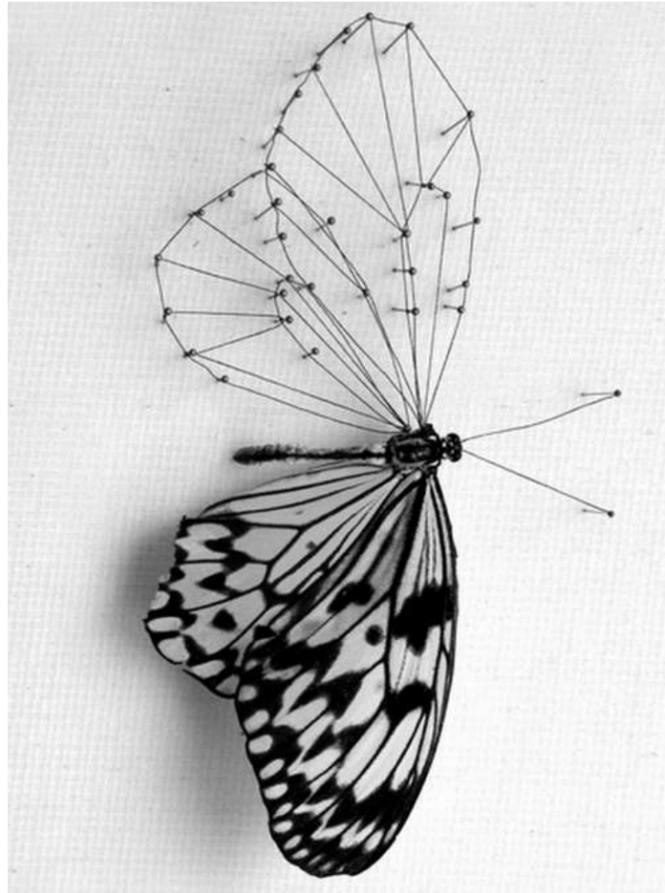
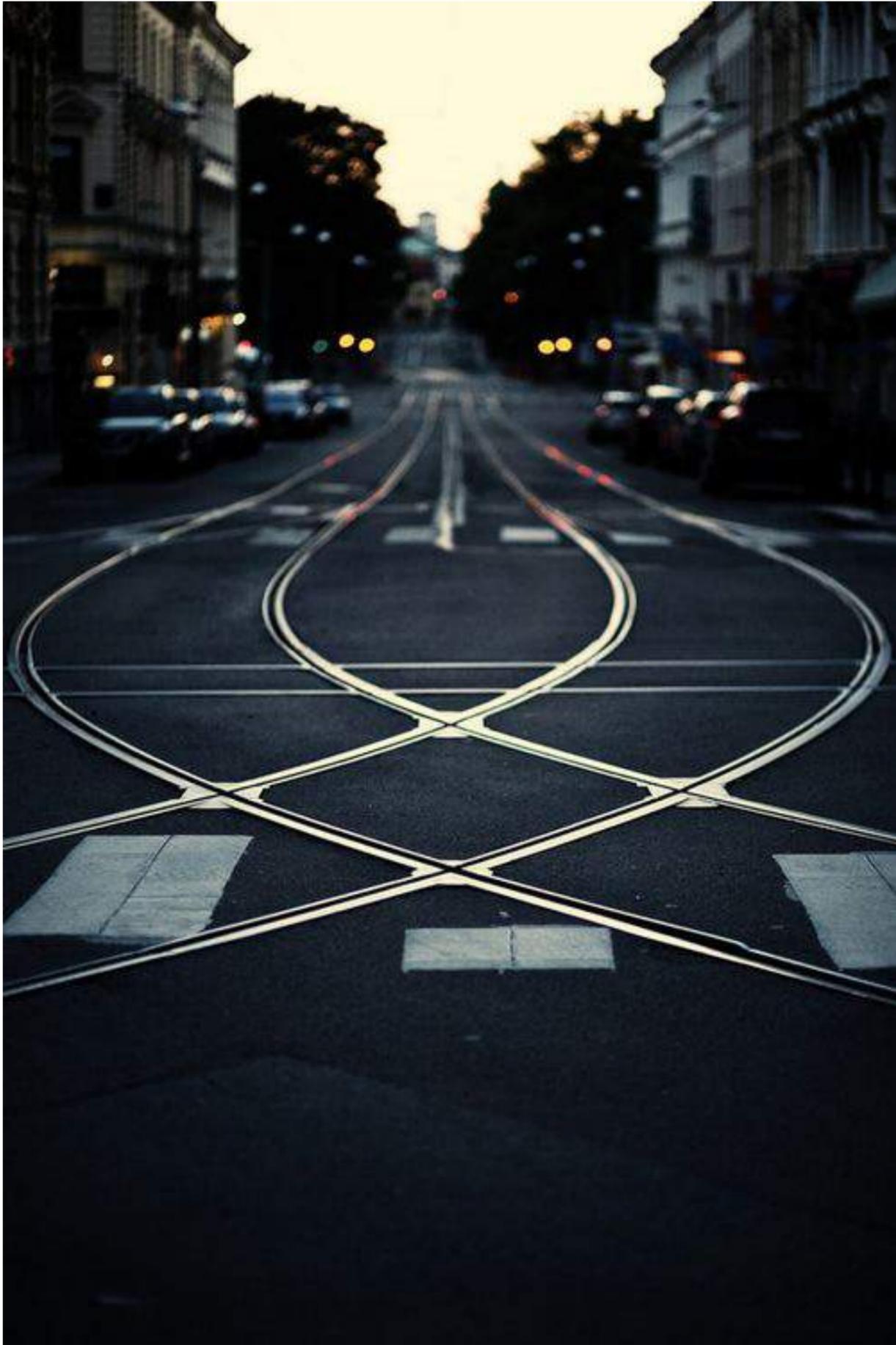


Architectural Concept: Unity of Opposites

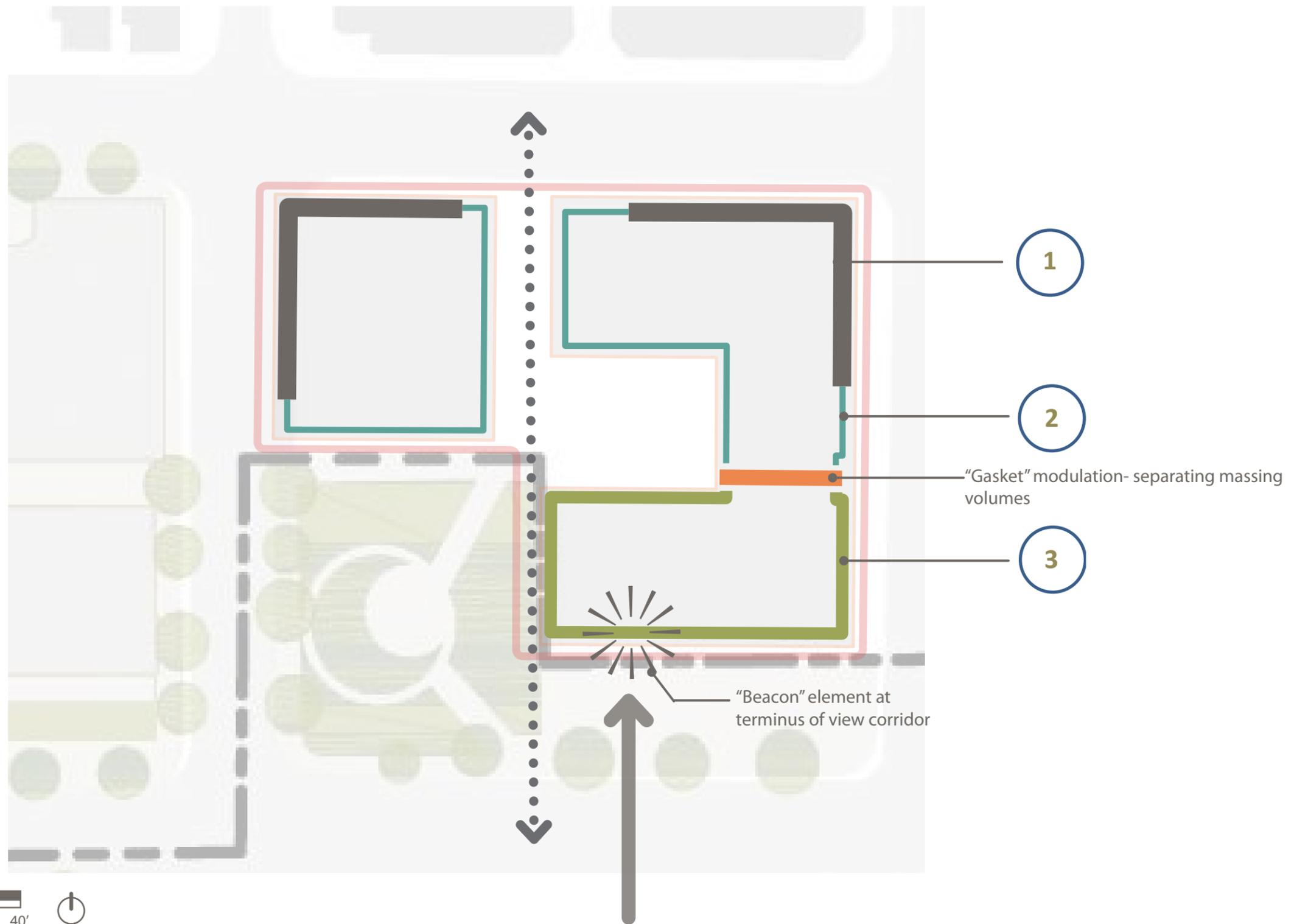
The surrounding context consists of two major influencers- Queen Anne hill to the north (whose topographic edge as diagrammed by the UDF) and the Seattle Center to the South. This project reacts to its context by creating a design language that is both complimentary of these influencers and acts to unify them.

Unity of Opposites is a theory that was first suggested by Heraclitus, a Greek Philosopher. Opposites are necessary for life, but are unified in a balance of exchanges. If opposites were completely balanced, then the world would be stationary - but we know it's ever changing.

- Chance and Necessity
- Cause and Effect
- Hot and Cold
- Positive and Negative
- Upwards and Downwards



Architectural Materiality & Character - Diagram



0'



Material Expression- Analogy

The materiality of the two major influencers- Queen Anne and Seattle Center- are defined by the materiality of their respective context.

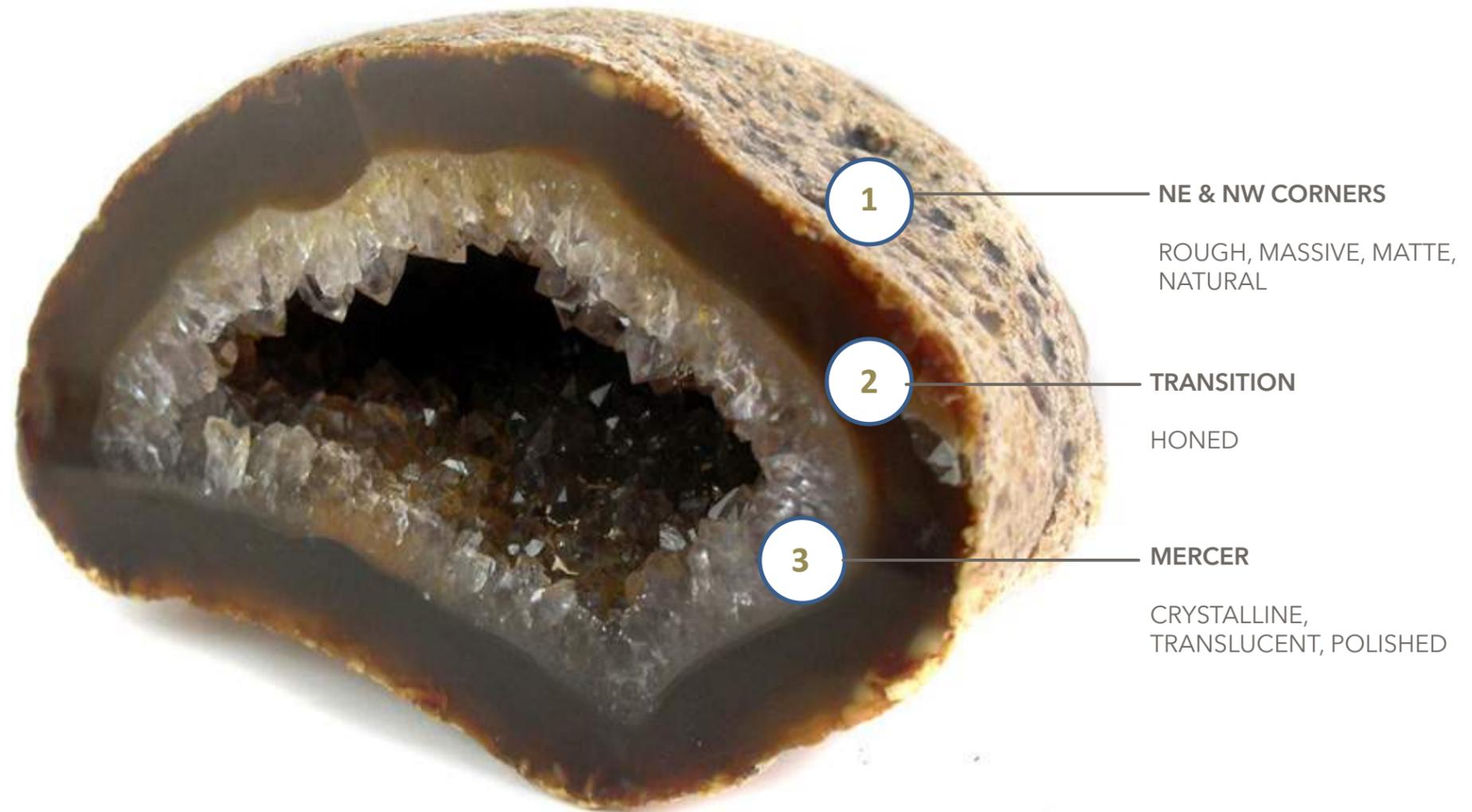
An aesthetic can be assigned to each and transition materials assigned to mediate the contrasts.

To clarify the application of materiality and the characteristics of each palette, we reference a geode as an analogy.

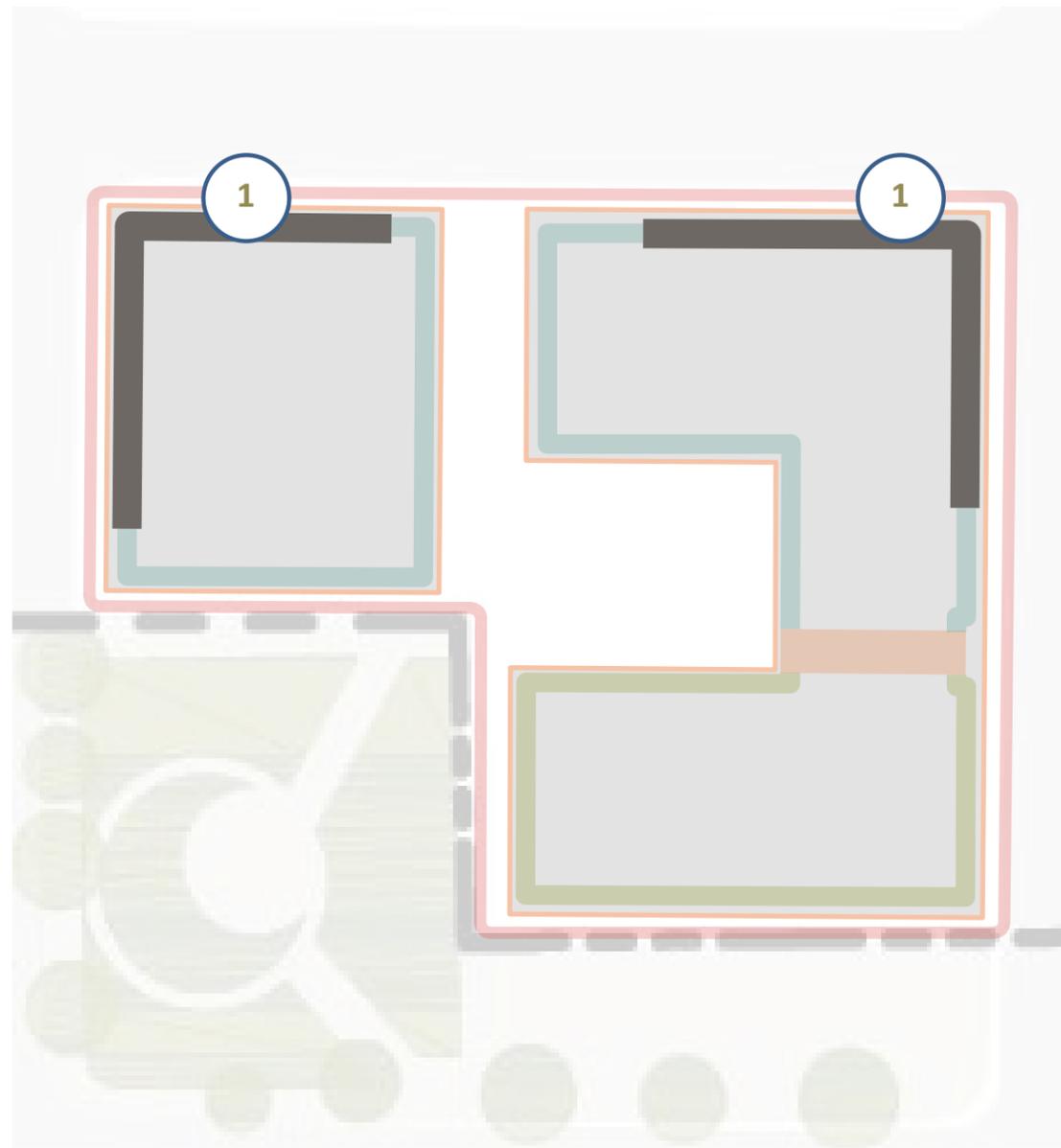
The rind of the geode represents the texture and materiality of the Queen Anne neighborhood- traditional and stable in its materiality and patterning, rough and massive with a durable and timeless character.

The interior of the geode represents the gem of the project- the Mercer facade. As the audience to the Theatre District across the street, the Mercer palette is comparatively showy, crystalline and polished.

The transition between these two elements produces a contrast to each and seeks to illuminate the Unity of Opposites.

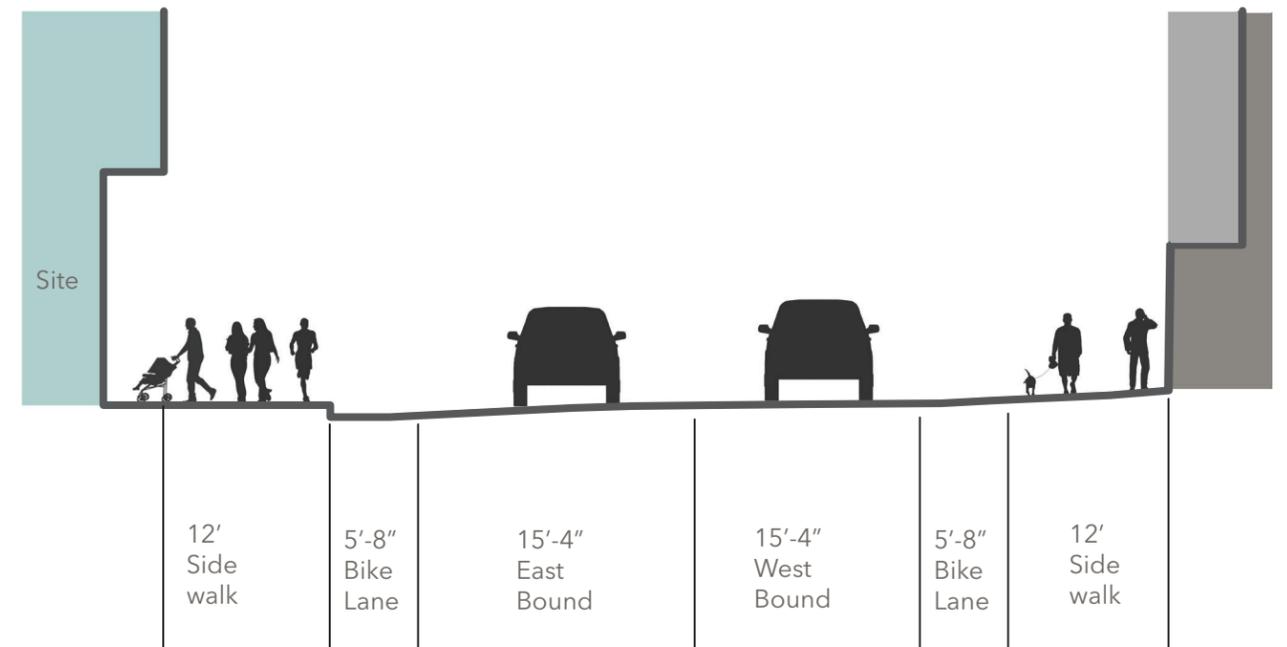


1. Architectural Character - NE & NW Corners - Urban Street Edge/ Urban Craft



Roy St - views looking west

- **DC2:** The urban street edge concept mentioned in this guideline will define edges and containment to the streets which is currently missing.
- **PL2:** Retail entries will feature energetic but tasteful signage and weather protection. Building lobbies will have a sense of openness and transparency.
- **PL1:** Through block connection in preferred design connects to grade.



Urban Craft:

The rind of the geode represents the texture and materiality of the Queen Anne neighborhood- traditional and stable in its materiality and patterning, rough and massive with a durable and timeless character.

The focus:

- warm, tactile materials
- durable and timeless character
- setting the tone for livability in the neighborhood



Urban street edge



Regular, patterning of fenestration; Brick & dark metal



Roy Street facade as seen from 3rd Avenue N and Roy St



Brick/ dark metal combination



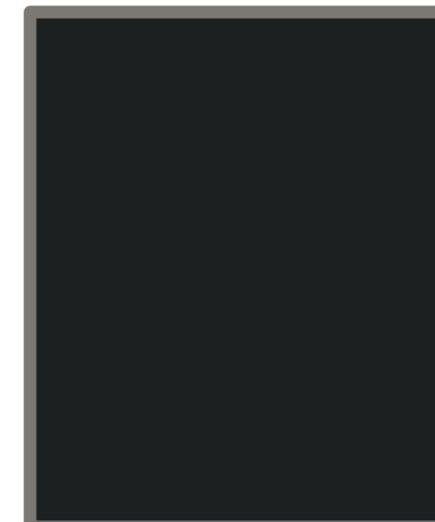
Wood storefront at ground level



Wood soffit at pedestrian level



Black Aluminum clad windows

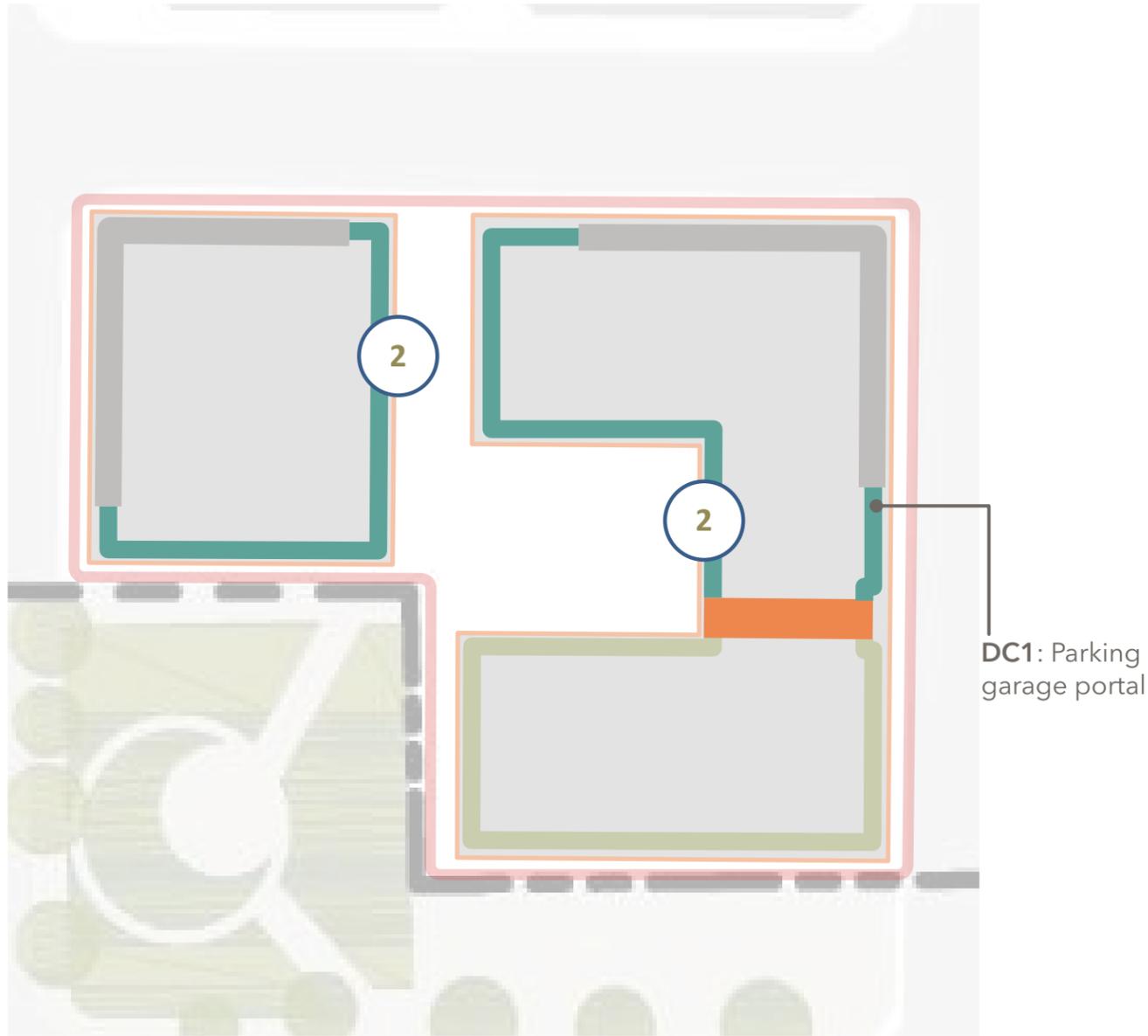


Break metal infill - Black



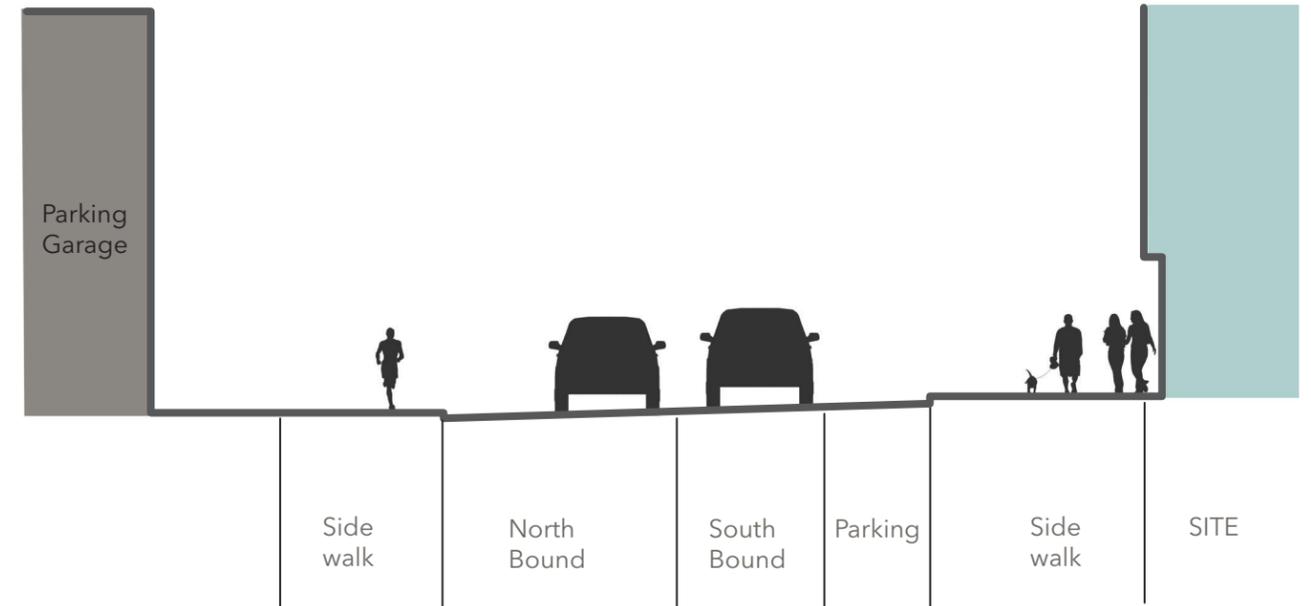
Coal Creek Brick Masonry

2. Architectural Character - Transition Areas & Gasket



3rd Ave - views looking south

- **CS2:** Connecting site to Seattle Center and existing Gateways/Nodes. Understanding of context.
- **PL1:** Through block connection in preferred design connects to grade and supports uses adjacent to it.
- **PL3:** Defined residential territories.
- **DC1:** Parking portal location across from existing parking garage minimizes size requirements.



Transition:

The transition between these two elements produces a contrast to each and seeks to illuminate the Unity of Opposites.

The focus:

- color to contrast Queen Anne palette
- material patterning to contrast Mercer facade
- horizontality



3rd Avenue Facade as seen from the intersection of 3rd Avenue N and Roy St



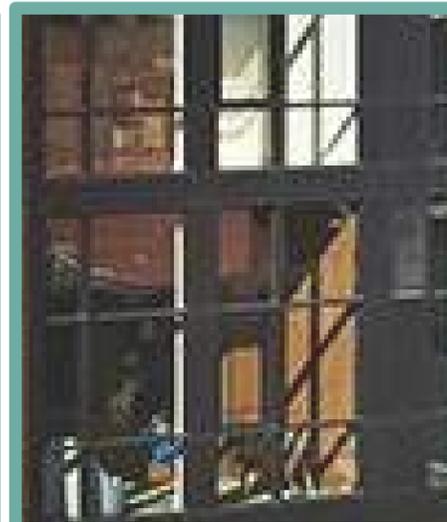
Gasket- inspiration



Gasket- vertical ribbed upgraded fiber cement



Transition- upgraded fiber cement- patterning and texture TBD

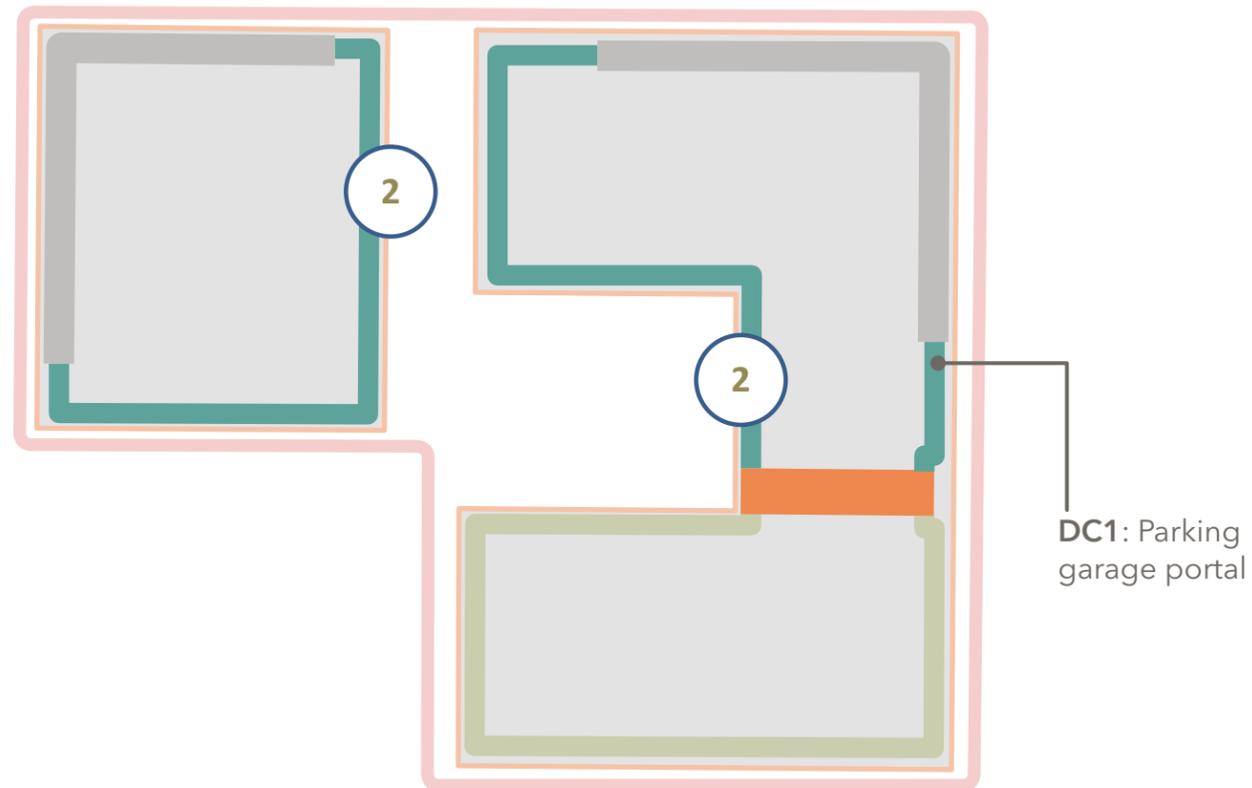


Black Aluminum clad windows



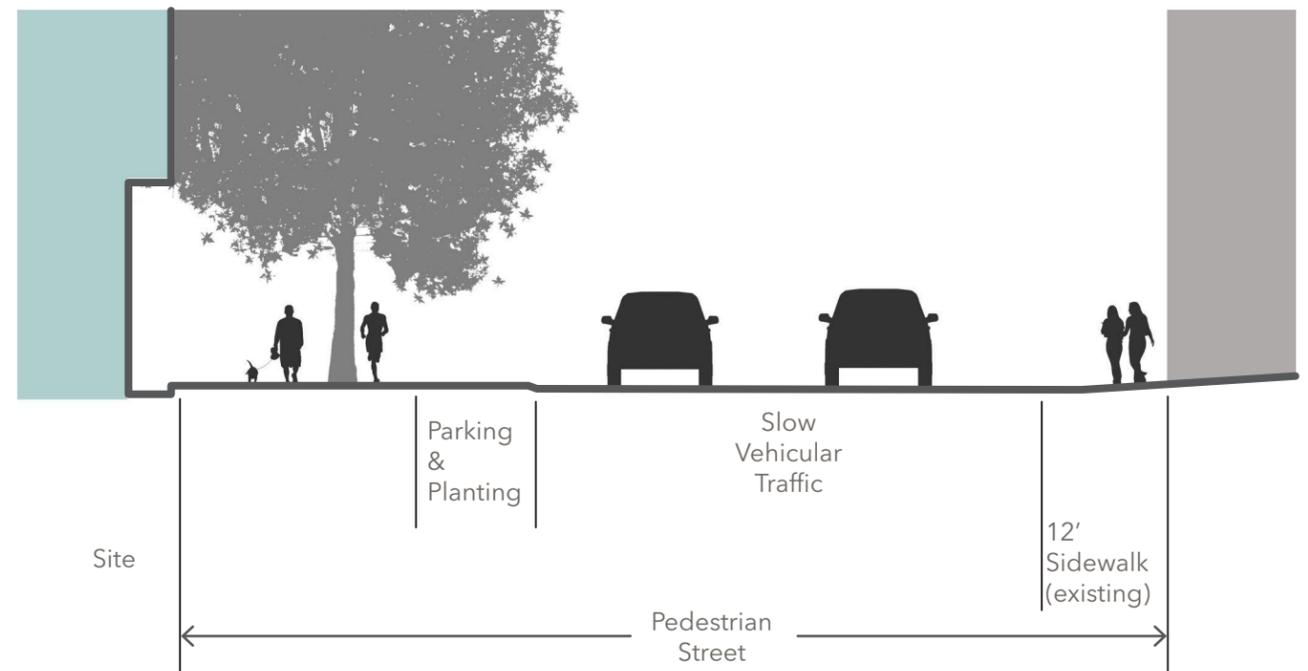
Inspiration for floor-line material- metal

2. Architectural Character - Transition Areas & Gasket



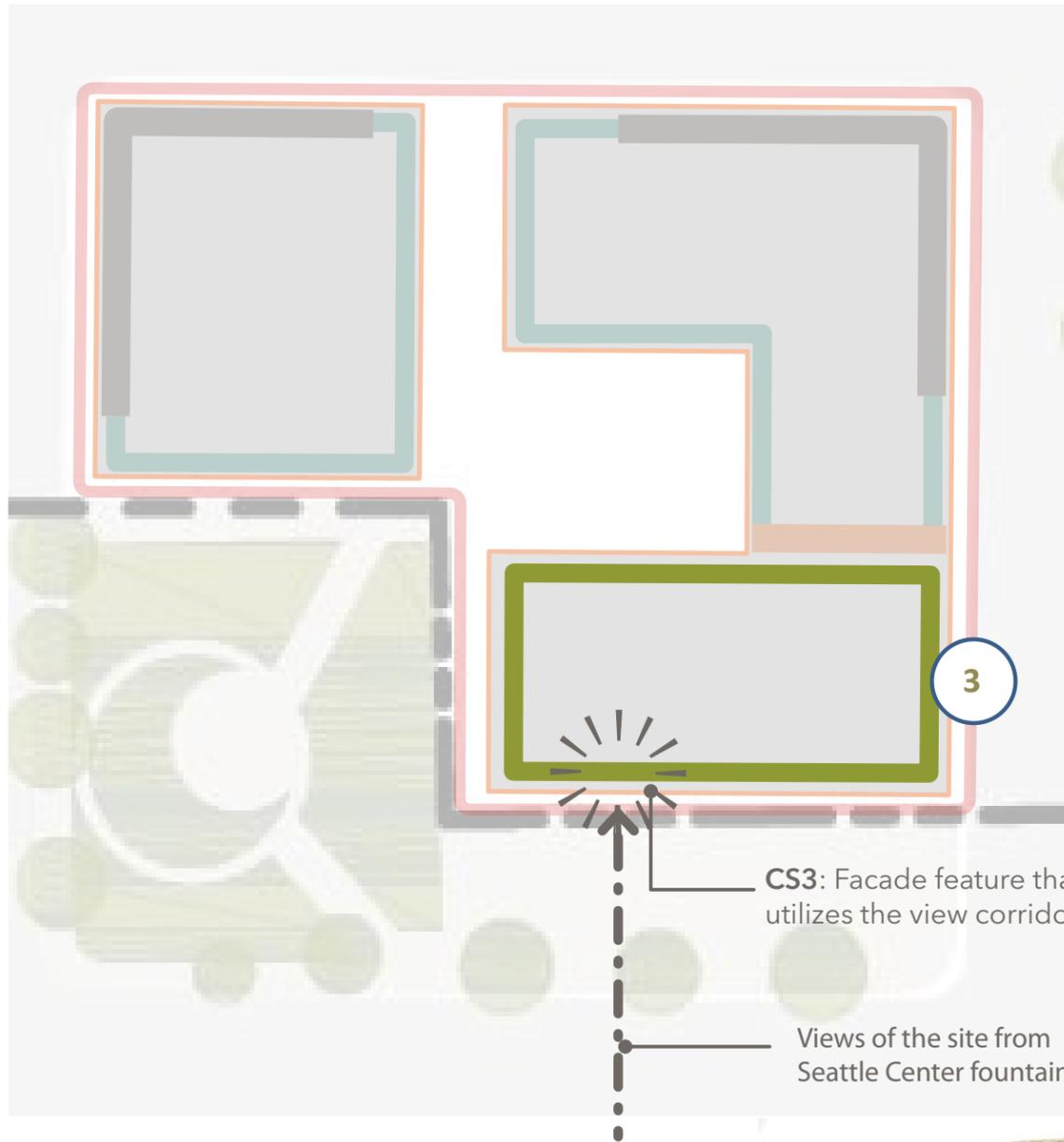
2nd Ave - views looking south

- **PL3:** Defined residential frontage.
- **PL2:** residential entries with defensible exterior space
- **PL2:** Proposed pedestrian street along 2nd Ave. Open and transparent key entries.
- **CS2:** R.O.W. enhancements.



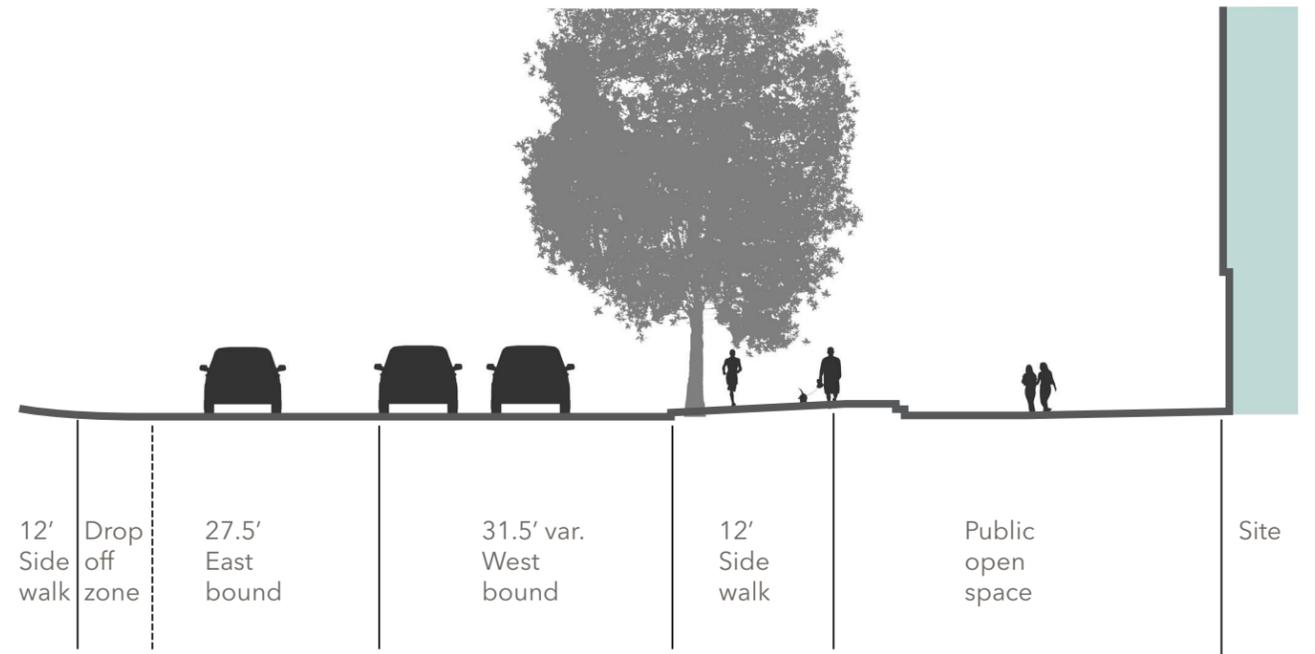
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3. Architectural Character - Mercer Street



Mercer St - views looking west

- **PL2:** Open and transparent key entries throughout the site.
- **CS3:** Utilize visual connection from Seattle Center to site when designing south facade
- **CS2:** Connecting site to Seattle Center and existing Gateways/Nodes. Understanding of context.
- **DC3:** Extensive hardscape and landscape features address need for public open space. Focus is on building entries and high use areas.
- **PL1:** Through block connection in preferred design connects to grade and supports uses adjacent to it.



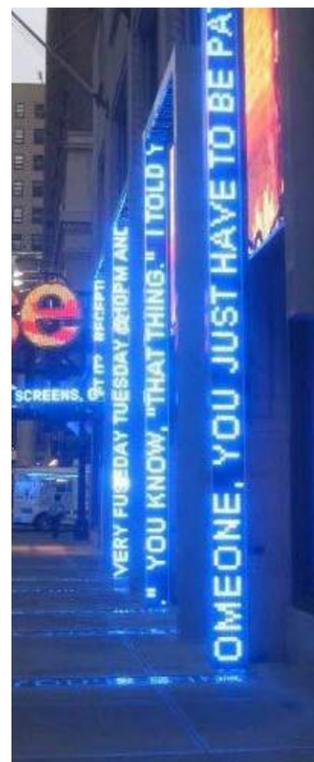
Summary

The Gem:

The interior of the geode represents the gem of the project- the Mercer facade. As the audience to the Theatre District across the street, the Mercer palette is comparatively showy, crystalline and polished.

The focus:

- beacon at the terminus of the Founder's Court pedestrian path
- light and reflectivity
- verticality



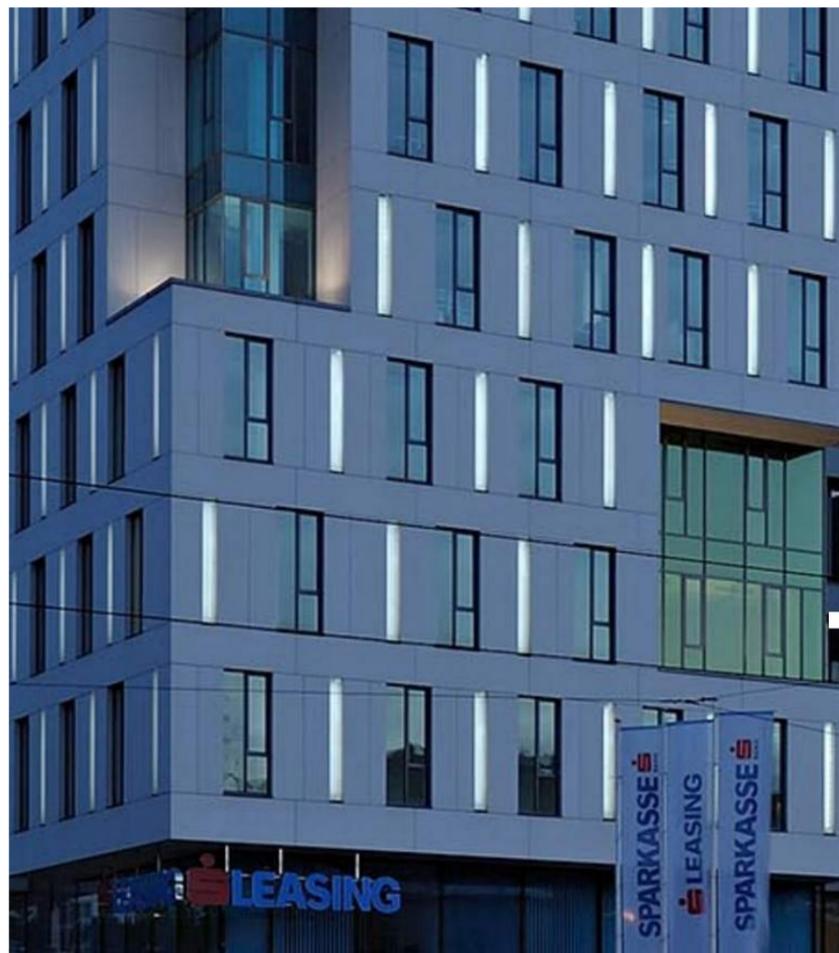
Tastefully placed digital displays



"Beacon" element at entry- Inspiration- channel glass



"Beacon" element at entry- Inspiration- channel glass



Lighting integrated into facade



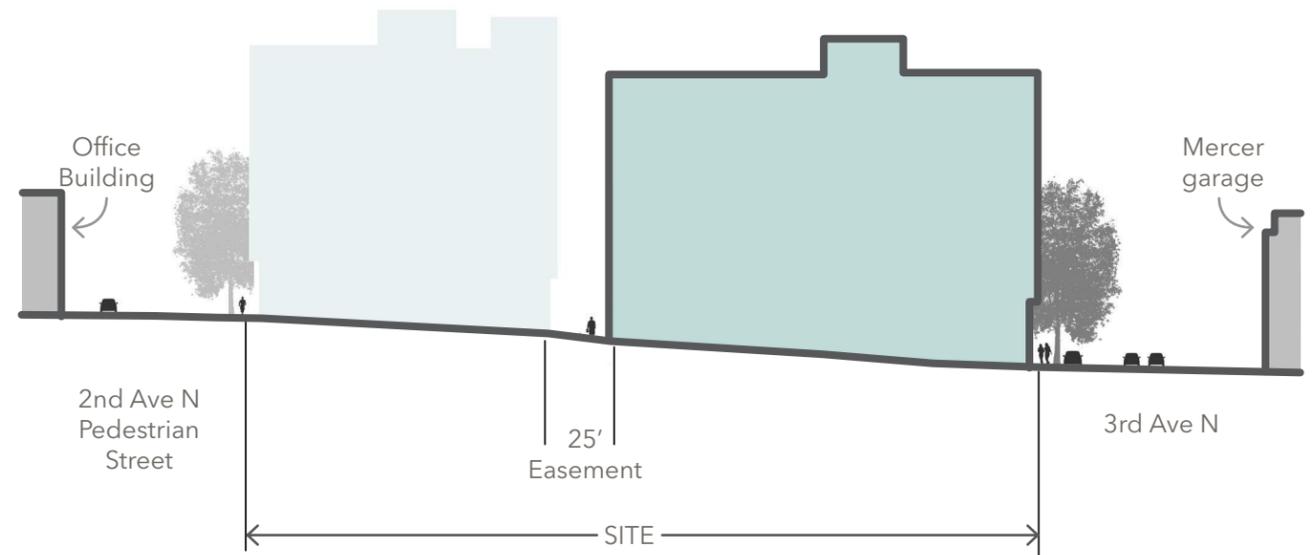
Vertical plank layout- upgraded fiber cement



Shiny or polished soffit & highly transparent facade at ground level

Mercer St Facade - view from Seattle Center

- **PL2:** Open and transparent key entries throughout the site.
- **DC3:** Extensive hardscape and landscape features address need for public open space.
- **PL3:** Clear connections to building entries and edges.
- **CS1:** Prominent stormwater treatment features.



Building entry is expressed as a beacon at the end of the view corridor.



Beacon Element

3

Digital signage

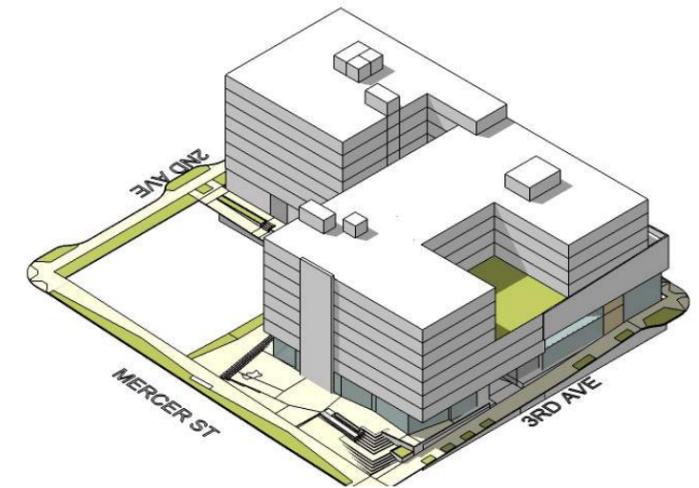
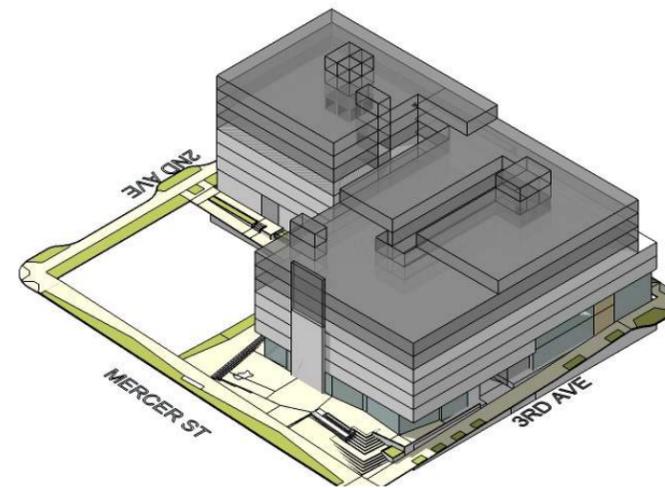
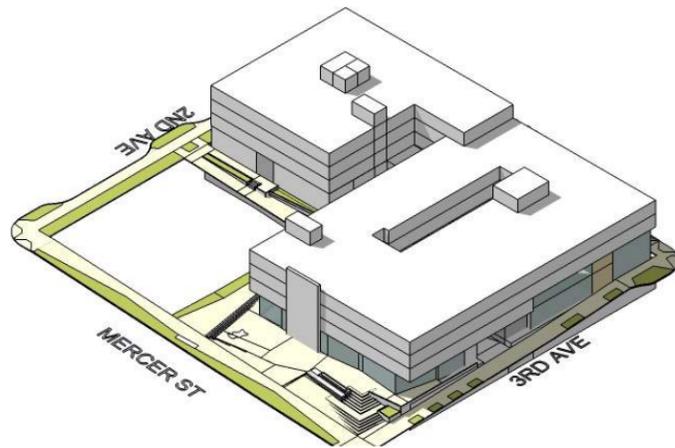
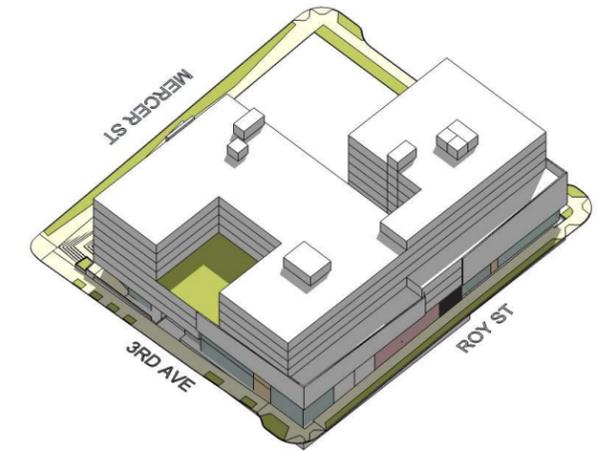
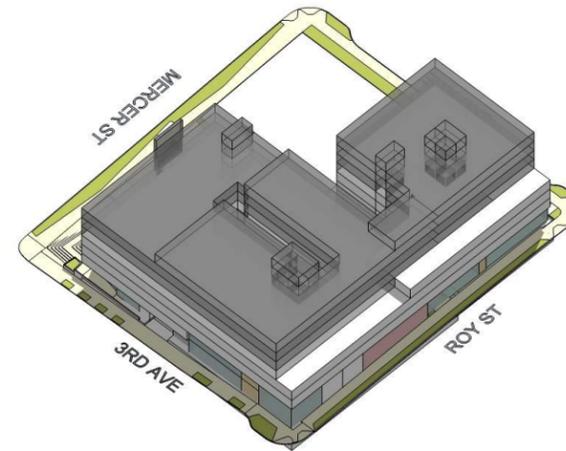
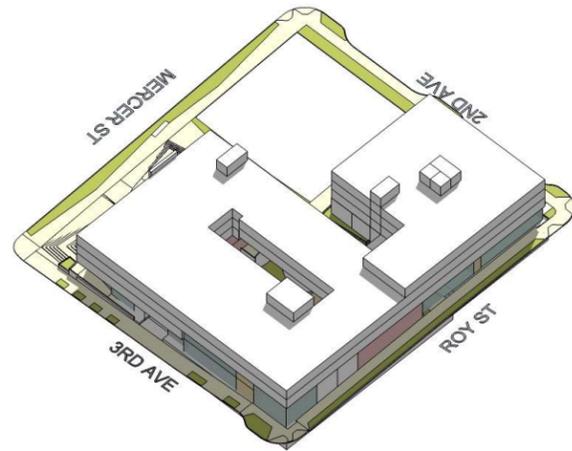
Mercer facade as seen from corner of Mercer and 3rd Avenue N

Development Standards Response

Standard	Class I Street	Class II Street	Class III Streets	Project-specific response
Street Level Uses; Retail, Restaurants, Entertainment uses, public libraries, public parks, arts facilities.	75% of street frontage must consist of street level uses. Street level uses must be within 10 feet of street lot line or open space abutting the street. Floor to ceiling clearance shall be a minimum of 13 feet and be 30 feet in depth.	30% of street frontage must consist of street level uses. Street level uses must be within 10 feet of street lot line or open space abutting the street. Floor to ceiling clearance shall be a minimum of 13 feet and be 30 feet in depth.	No requirements, but street level uses are exempt from FAR limits if they meet standards set out for Class I streets.	The proposed development fronts three streets: Roy is a Class III street, while 2 nd Ave N and 3 rd Ave N have no classification. The proposed development does not abut Mercer St. The proposed development will subtract street level-compliant uses from chargeable FAR as described here.
Transparency Transparency requirements apply to all street-facing street-level facades excluding ground level residential development	60% of façade must be transparent.	60% of façade must be transparent.	60% of façade must be transparent.	The proposed development contemplates compliance with the 60% transparency for street-facing street level facades.
Upper Level Setbacks	For structures 45 feet or greater in height, 1 foot for every 2 feet in height to a maximum of 15 feet.	For structures 45 feet or greater in height, 1 foot for every 2 feet in height to a maximum of 15 feet.	For structures 45 feet or greater in height, 1 foot for every 2 feet in height to a maximum of 15 feet.	The preferred alternate is seeking a departure on a class III street (Roy), all other alternatives meet the required setbacks.
Parking	Principal Use Parking Prohibited. No more than 50% of parking above grade. Ground level parking to be separated ROW by another use. Upper level parking to be completely screened.	Principal Use Parking Prohibited. No more than 50% of parking above grade. Ground level parking to be separated ROW by another use. Upper level parking to be completely screened.	Principal Use Parking Prohibited. No more than 50% of parking above grade. Ground level parking to be separated ROW by another use. Upper level parking to be completely screened.	Not applicable. The proposed development features below grade parking.
Minimum Façade Requirements	45 Feet High	45 Feet high	25 Feet high	The proposed development will comply with minimum façade height requirements.
Mid-Block Connection	Required for projects on lots 40,000 sf or larger. Connection should average 25 feet in width with a minimum of 15 feet. No more than 35% of the length of the connection shall be covered or enclosed.	Required for projects on lots 40,000 sf or larger. Connection should average 25 feet in width with a minimum of 15 feet. No more than 35% of the length of the connection shall be covered or enclosed.	Required for projects on lots 40,000 sf or larger. Connection should average 25 feet in width with a minimum of 15 feet. No more than 35% of the length of the connection shall be covered or enclosed.	The Mid-Block connection requirement is fulfilled in all four alternatives provided for the proposed development. In the preferred option exceeds the Mid-Block connection requirements. The connection will be completely open to above, and average width will exceed the 25' minimum width. The connection will link a variety of open spaces. The three other options meet the Mid-Block connection requirements.

Standard	Class I Street	Class II Street	Class III Streets	Project-specific response
Blank Façade Limits	The maximum width of blank facades is 15 feet (exceptions permitted for garage doors). Total frontage of blank facades cannot exceed 30% of the façade frontage.	The maximum width of blank facades is 15 feet (exceptions permitted for garage doors). Total frontage of blank facades cannot exceed 30% of the façade frontage.	The maximum width of blank facades is 15 feet (exceptions permitted for garage doors). Total frontage of blank facades cannot exceed 30% of the façade frontage.	The proposed development contemplates compliance blank façade limits for Class III streets frontages.
Open Space	For projects of 30,000 s.f. or greater, usable ground level open space equivalent to 15% of lot area is required.	For projects of 30,000 s.f. or greater, usable ground level open space equivalent to 15% of lot area is required.	For projects of 30,000 s.f. or greater, usable ground level open space equivalent to 15% of lot area is required.	All options meet the requirement. In the preferred alternative, the proposed development will feature a network of open spaces that exceeds this requirement.
Podium Requirements	For structures greater than 125 feet in height, floor plates limits do not apply below a height of 45 feet.	For structures greater than 125 feet in height, floor plates limits do not apply below a height of 45 feet.	For structures greater than 125 feet in height, floor plates limits do not apply below a height of 45 feet.	Not applicable.
Floor Plate Limit	For structures taller than 125 feet, tower floor plate is limited to 12,500 feet above a height of 45 feet.	For structures taller than 125 feet, tower floor plate is limited to 12,500 feet above a height of 45 feet.	For structures taller than 125 feet, tower floor plate is limited to 12,500 feet above a height of 45 feet.	Not applicable.
Lot Area	Structures greater than 125 feet in height, must have a lot area of twice the tower floor plate.	Structures greater than 125 feet in height, must have a lot area of twice the tower floor plate.	Structures greater than 125 feet in height, must have a lot area of twice the tower floor plate.	Not applicable.
Tower Limits	One structure greater than 125 feet is permitted per block.	One structure greater than 125 feet is permitted per block.	One structure greater than 125 feet is permitted per block.	Not applicable.

Massing Alternatives



Option I

Pros

- The building height is similar to neighboring building profiles.
- Required amount of open space achieved.

Cons

- Through block connection lacks an open connection to the sky thus creating a darker and less pedestrian-friendly connection.
- Interior courtyard is completely isolated, although it offers a feasible scenario with many recent precedents.

Option I-B

Pros

- The building height is similar to neighboring building profiles.
- Required amount of open space achieved.

Cons

- Portals for through block connection lacks an open connection to the sky thus creating a darker and less pedestrian-friendly connection.
- Interior courtyard is completely isolated, although it offers a feasible scenario with many recent precedents.

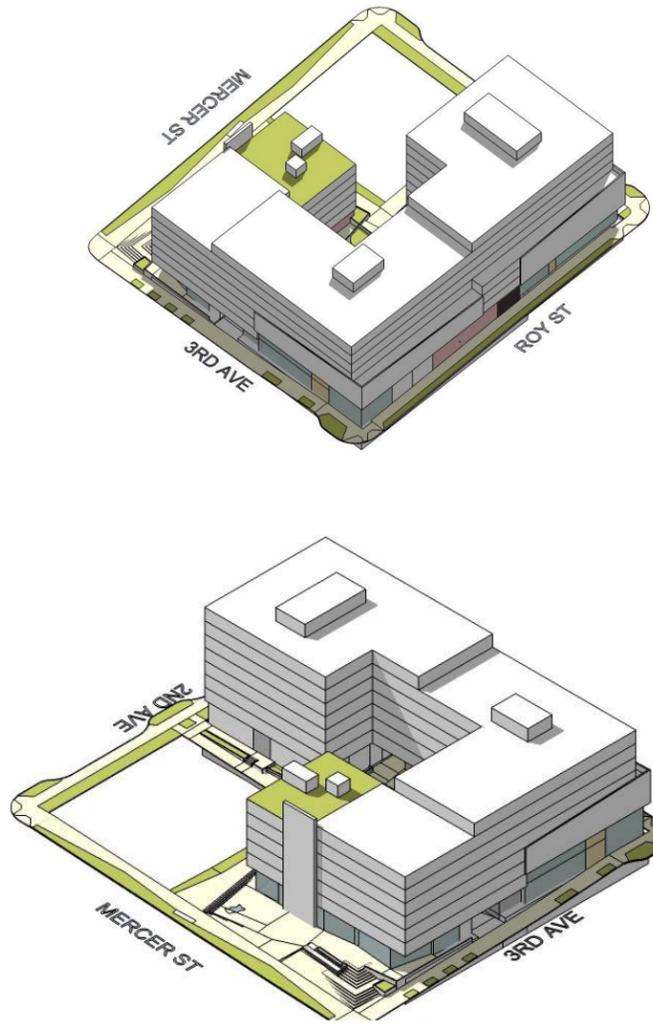
Option II

Pros

- Upper level setback along Roy is provided
- Above-grade courtyard provides some relief to the 3rd Avenue N facade

Cons

- Midblock connection is a portal at level 1 with building above
- Courtyard is private and not contiguous with the midblock
- Massing does not step to south - solar access is limited, particularly at the midblock and above-grade courtyard



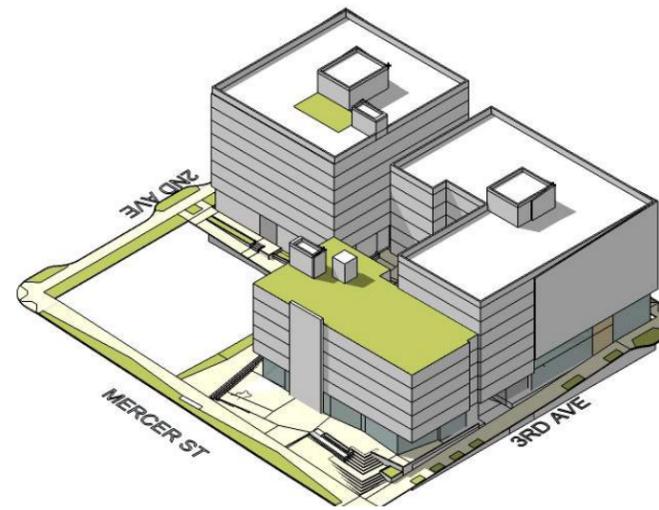
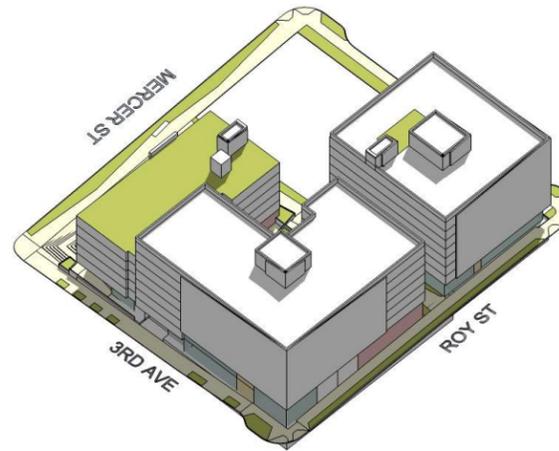
Option III

Pros

- **DC3:** Roof terracing allows more light into courtyard space and through block connection.
- **CS2:** Enlarged open space incorporates Seattle Center's design input, and celebrates activities across the street as one enters Seattle Center

Cons

- Breezeway at northern through block connection creates a darker and less pedestrian-friendly environment



Option IV

Pros

- **DC3:** Roof terracing allows more light into courtyard space and through block connection.
- **PL1:** Generally reduces massing impacts off-site by creating a completely open air view corridor and through block connector to Seattle Center.
- **DC3:** Larger roof area than Option III for roof top landscaping and residents to use
- **CS2:** Enlarged open space incorporates Seattle Center's design input, and celebrates activities across the street as one enters Seattle Center

Cons

- Reduced net rentable area
- Additional Cost related to expanded building perimeter.

Massing: Option I

Summary

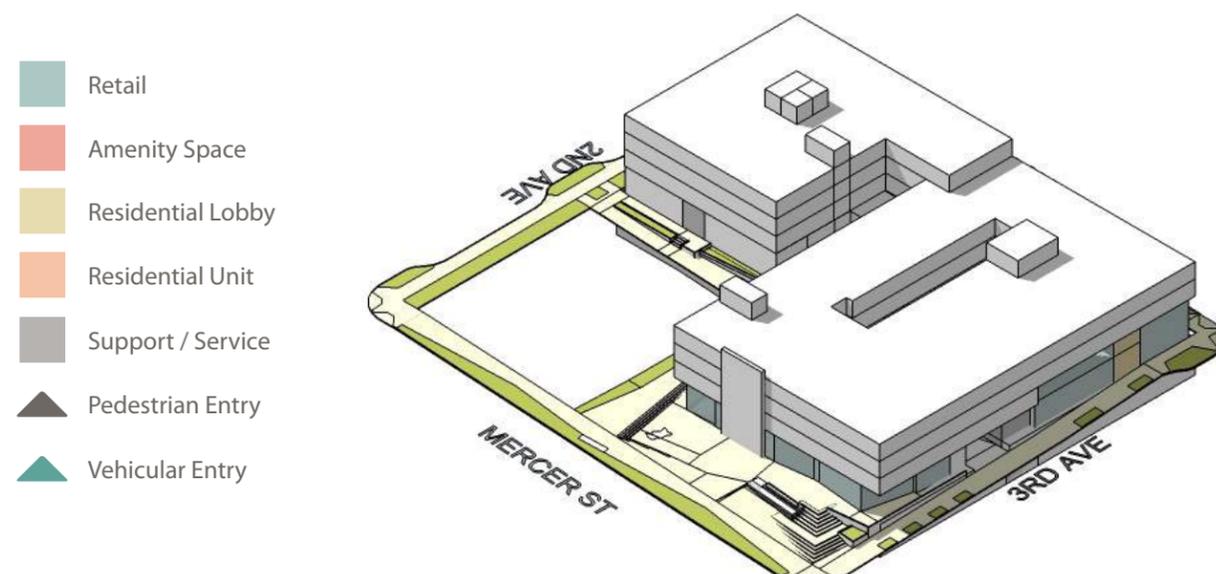
- One 4 story apartment building totaling 194,384 gsf
- Level 1 Retail: 8,789 sf
- Structured Below Ground Parking: 64,800 sf
- Chargeable Area: 141,858 sf (approx.)

Pros

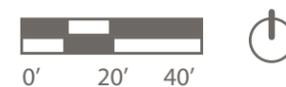
- The building height is similar to neighboring building profiles.
- Required amount of open space achieved.

Cons

- Through block connection lacks an open connection to the sky thus creating a darker and less pedestrian-friendly connection.
- Interior courtyard is completely isolated, although it offers a feasible scenario with many recent precedents.



Ground Level Plan

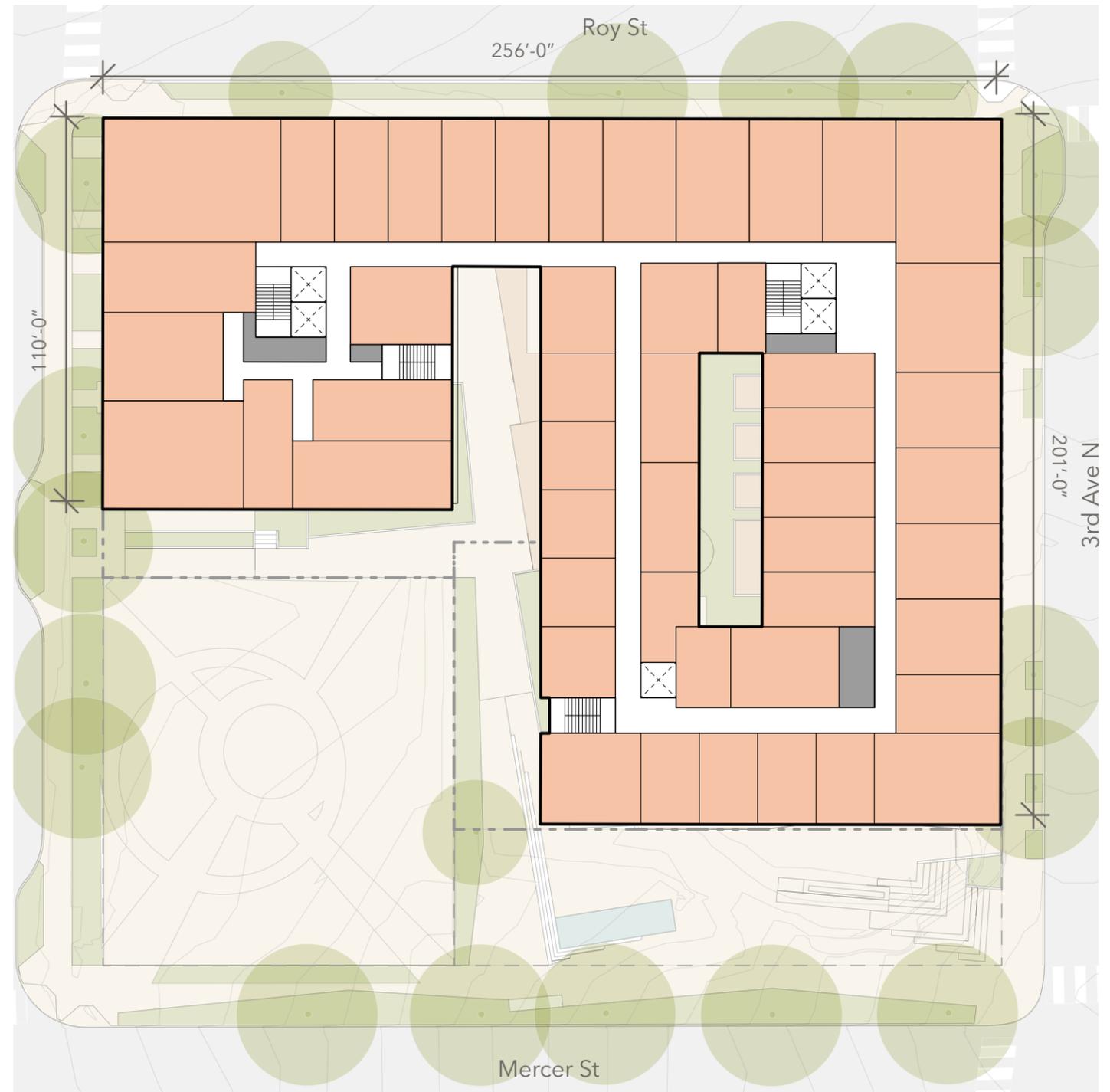




Northwest Perspective View:

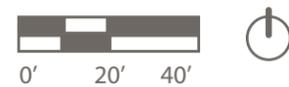


Southeast Perspective View:



Typical Residential Plan

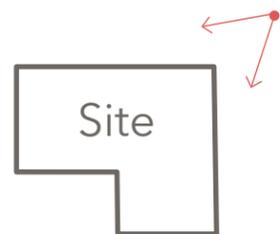
- Residential Units
- Support





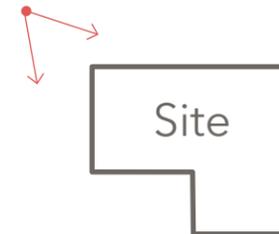
Perspective View Looking Southwest Across 3rd Ave and Roy St

The intersection of 3rd and Roy will feature a proposed curb bulb and retail use.



Perspective Looking Southeast Across 2nd Ave and Roy St

2nd and Roy will include residential frontage that will engage the sidewalk with sensitivity and purpose.





Mercer St



Mercer St

3rd Ave N

View Looking North Toward the Through Block Connection

Portions of the connecting open space will be open to above. This linear open space will encourage walking and will have opportunities for seating.



Variety of Access and Uses Along Open Space (Alley 111, Bellevue, Washington)



Site



Perspective View Looking Northwest Across Mercer St

The character of the Mercer open space will be urbane and layered. It will create a foreground for active retail uses that are fronting it to the north.



Site



Massing: Option I - B

Summary

- One 8 story apartment building totaling 308,685 gsf
- Level 1 Retail: 8,789 sf
- Structured Below Ground Parking: 64,800 sf
- SM Mechanical Exemption: $(0.035 * 230,096) = 8,053$ sf
- Chargeable Area: 222,043 sf (approx.)

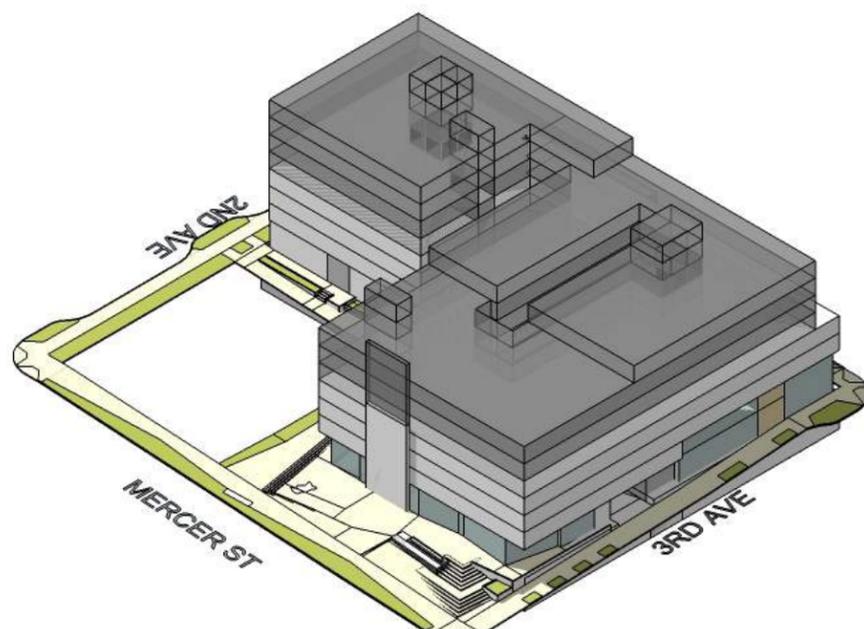
Pros

- The building height is similar to neighboring building profiles.
- Required amount of open space achieved.

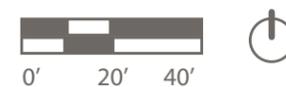
Cons

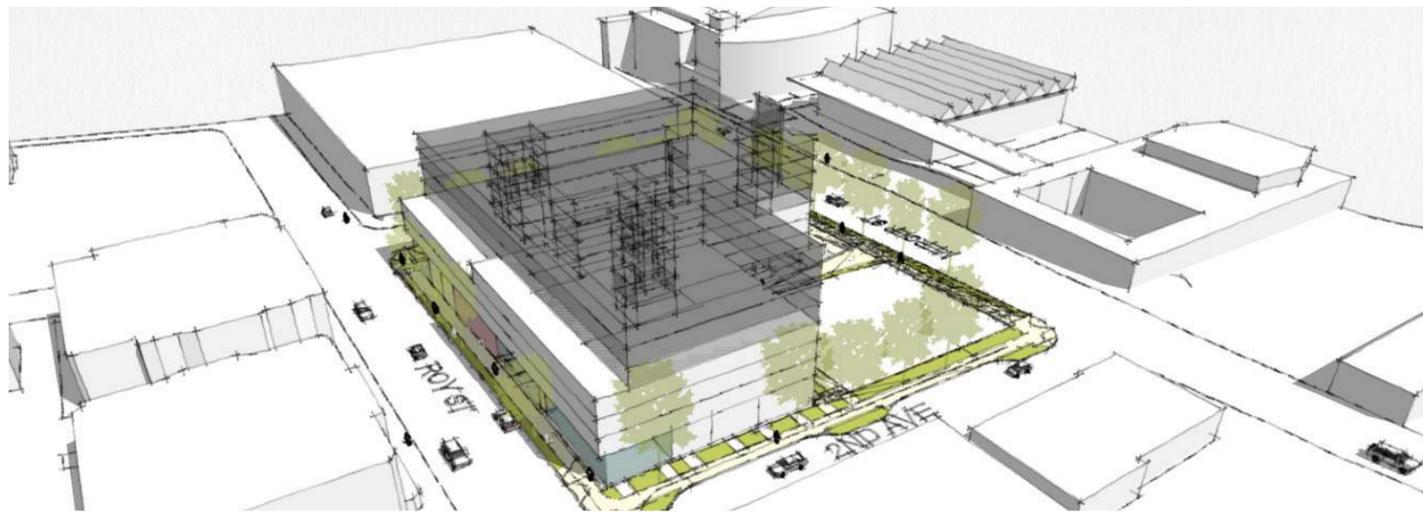
- Portals for through block connection lacks an open connection to the sky thus creating a darker and less pedestrian-friendly connection.
- Interior courtyard is completely isolated, although it offers a feasible scenario with many recent precedents.

-  Retail
-  Amenity Space
-  Residential Lobby
-  Residential Unit
-  Support / Service
-  Pedestrian Entry
-  Vehicular Entry



Ground Level Plan

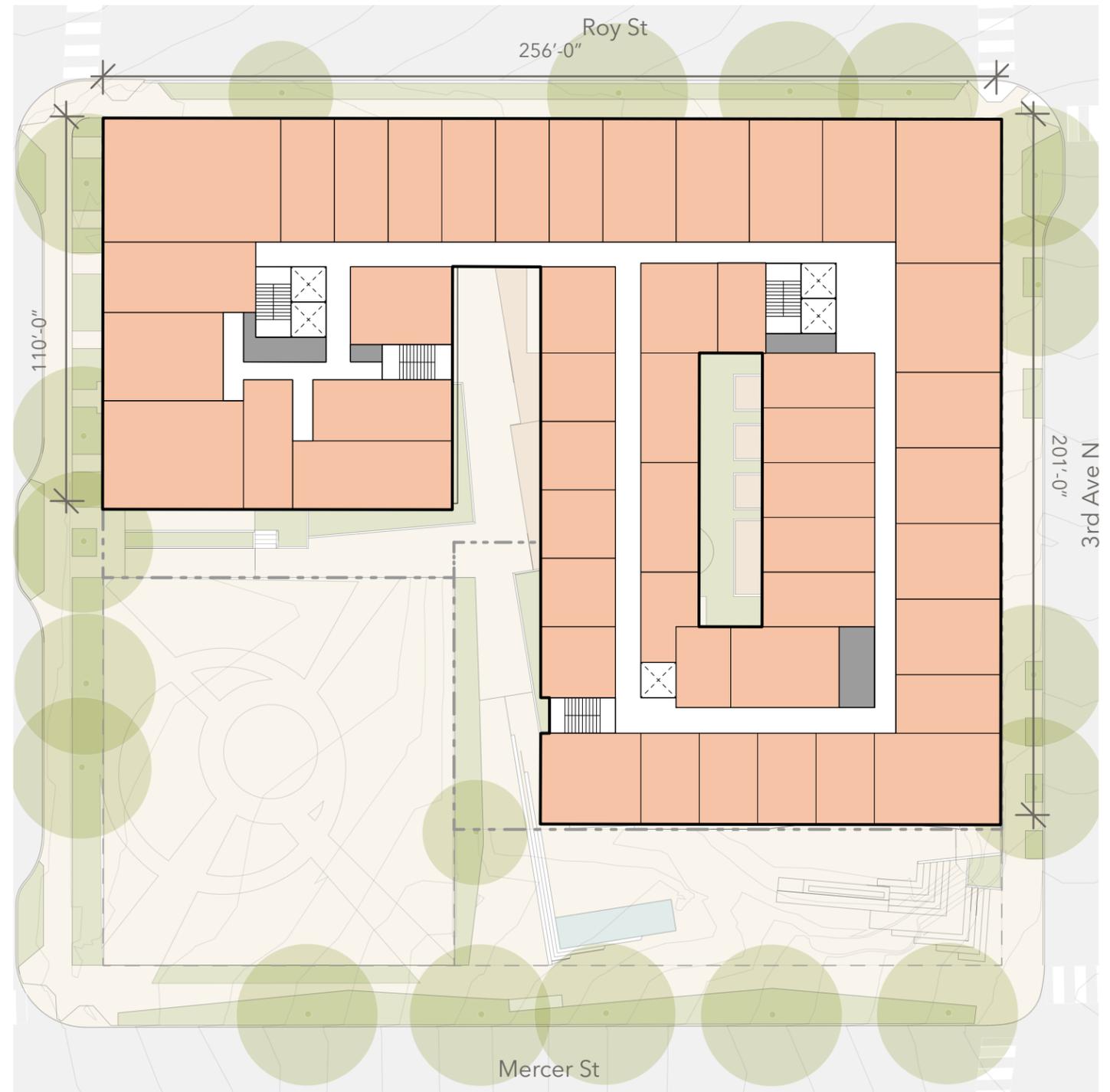




Northwest Perspective View:



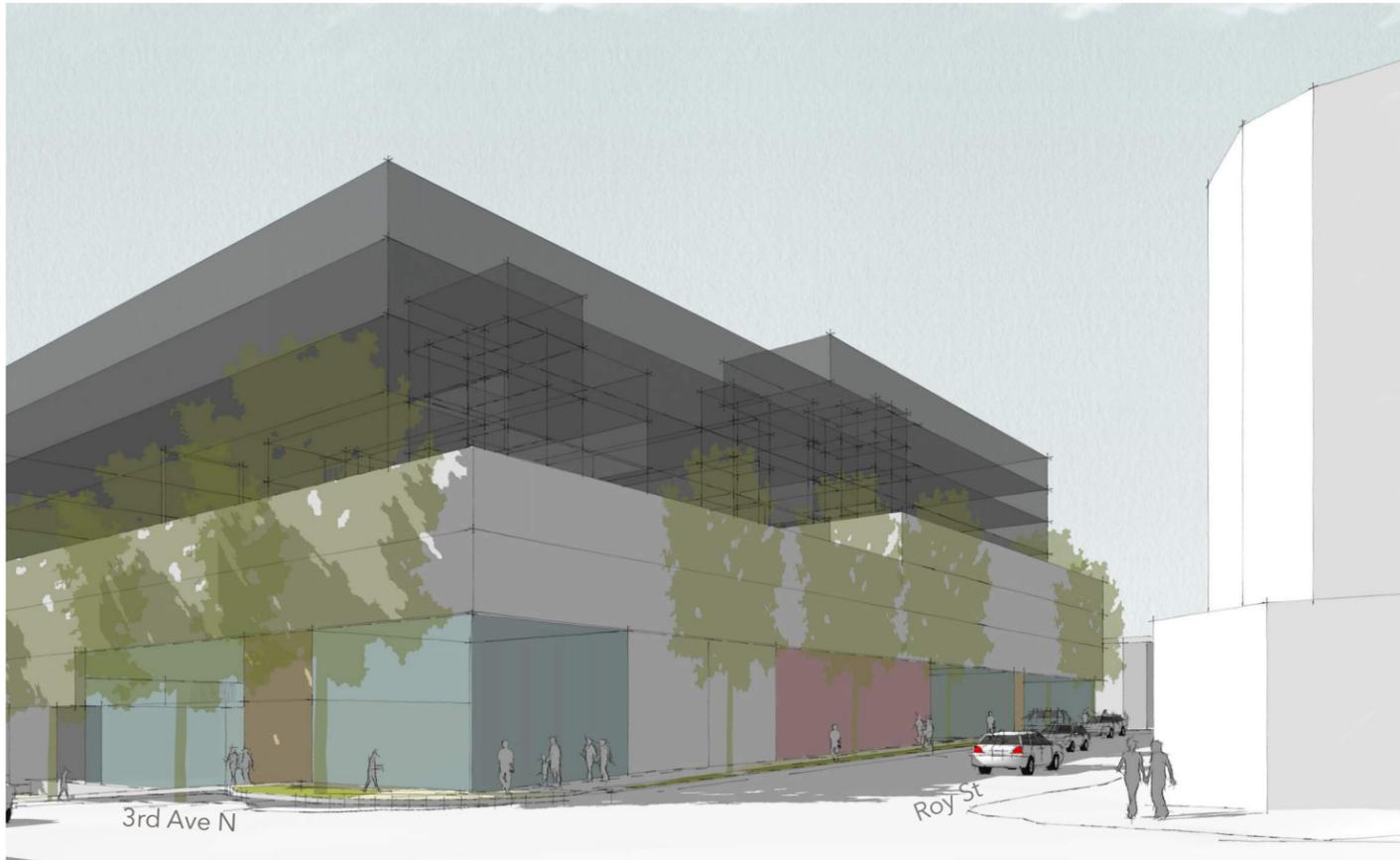
Southeast Perspective View:



Typical Residential Plan

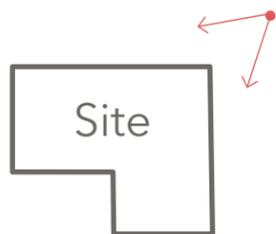


- Residential Units
- Support



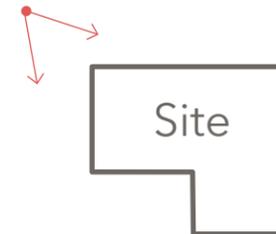
Perspective View Looking Southwest Across 3rd Ave and Roy St

The intersection of 3rd and Roy will feature a proposed curb bulb and retail use.



Perspective Looking Southeast Across 2nd Ave and Roy St

2nd and Roy will include residential frontage that will engage the sidewalk with sensitivity and purpose.



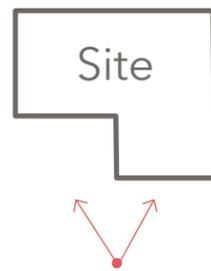


View Looking North Toward the Through Block Connection

Portions of the connecting open space will be open to above. This linear open space will encourage walking and will have opportunities for seating.

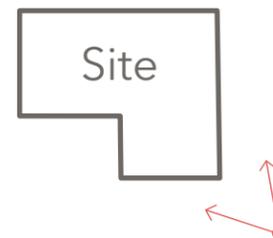


Variety of Access and Uses Along Open Space (Alley 111, Bellevue, Washington)



Perspective View Looking Northwest Across Mercer St

The character of the Mercer open space will be urbane and layered. It will create a foreground for active retail uses that are fronting it to the north.



Massing: Option II

Summary

- One 8 story apartment building totaling 302,913 gsf
- Level 1 Retail: 8,789 sf
- Structured Below Ground Parking: 64,800 sf
- SM Mechanical Exemption: $(0.035 \times 229,324) = 8,026$ sf
- Chargeable Area: 221,298 sf (approx.)

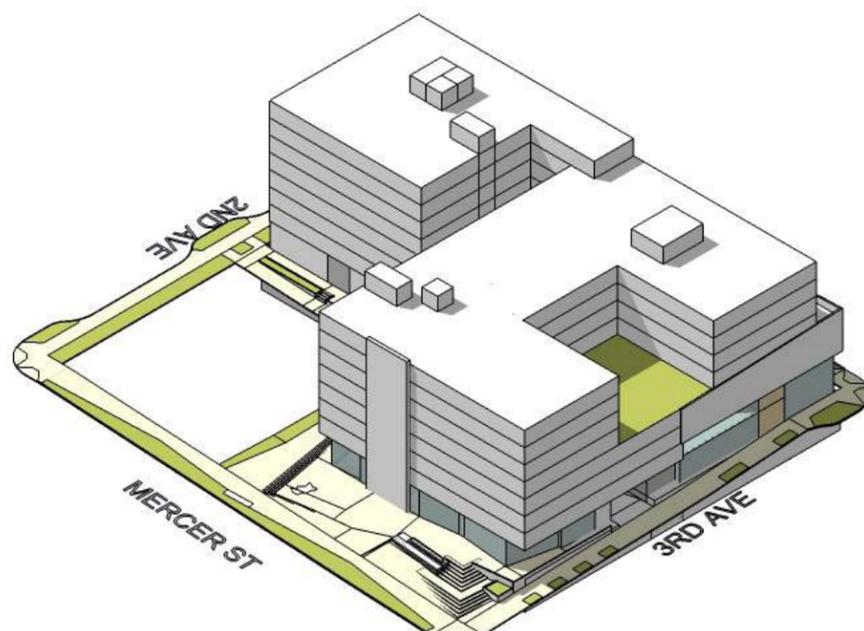
Pros

- Roof terracing allows more light into courtyard space and through block connection.
- Enlarged open space incorporates Seattle Center's design input, and celebrates activities across the street as one enters Seattle Center

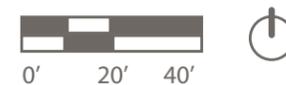
Cons

- Breezeway at northern through block connection creates a darker and less pedestrian-friendly environment

-  Retail
-  Amenity Space
-  Residential Lobby
-  Residential Unit
-  Support / Service
-  Pedestrian Entry
-  Vehicular Entry



Ground Level Plan

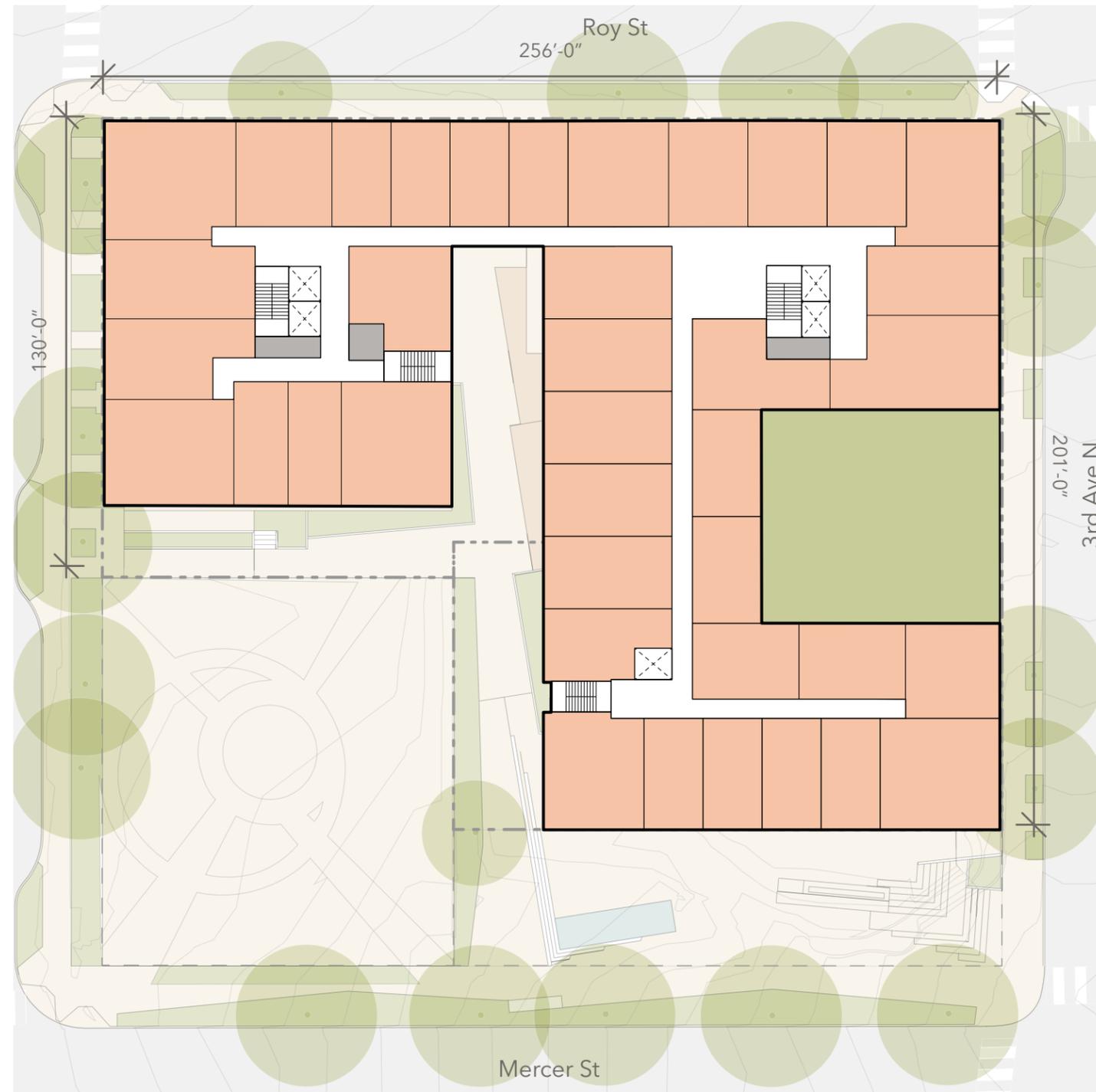




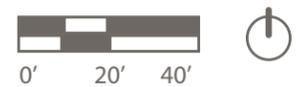
Northwest Perspective View:



Southeast Perspective View:



Typical Residential Plan

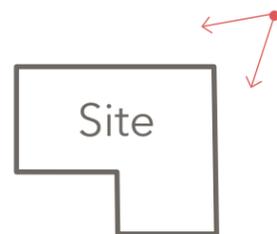


- Residential Units
- Support



Perspective View Looking East Down Roy St

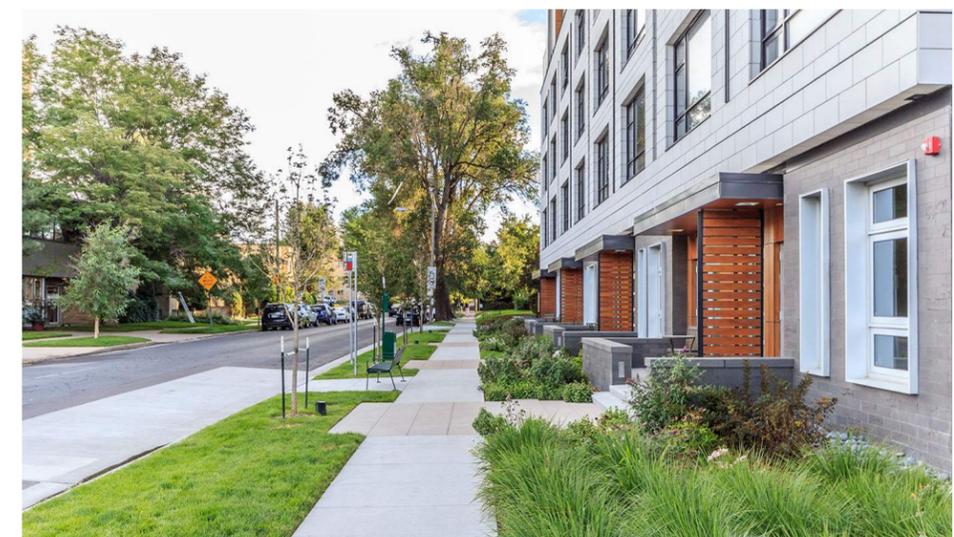
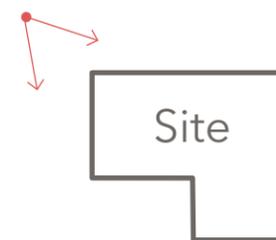
The intersection of 3rd and Roy will feature a proposed curb bulb and retail use.



Building overhang offers weather protection below. Dark metal and wood palette at ground-floor Retail.

Perspective Looking Southwest Across 2nd Ave and Roy St

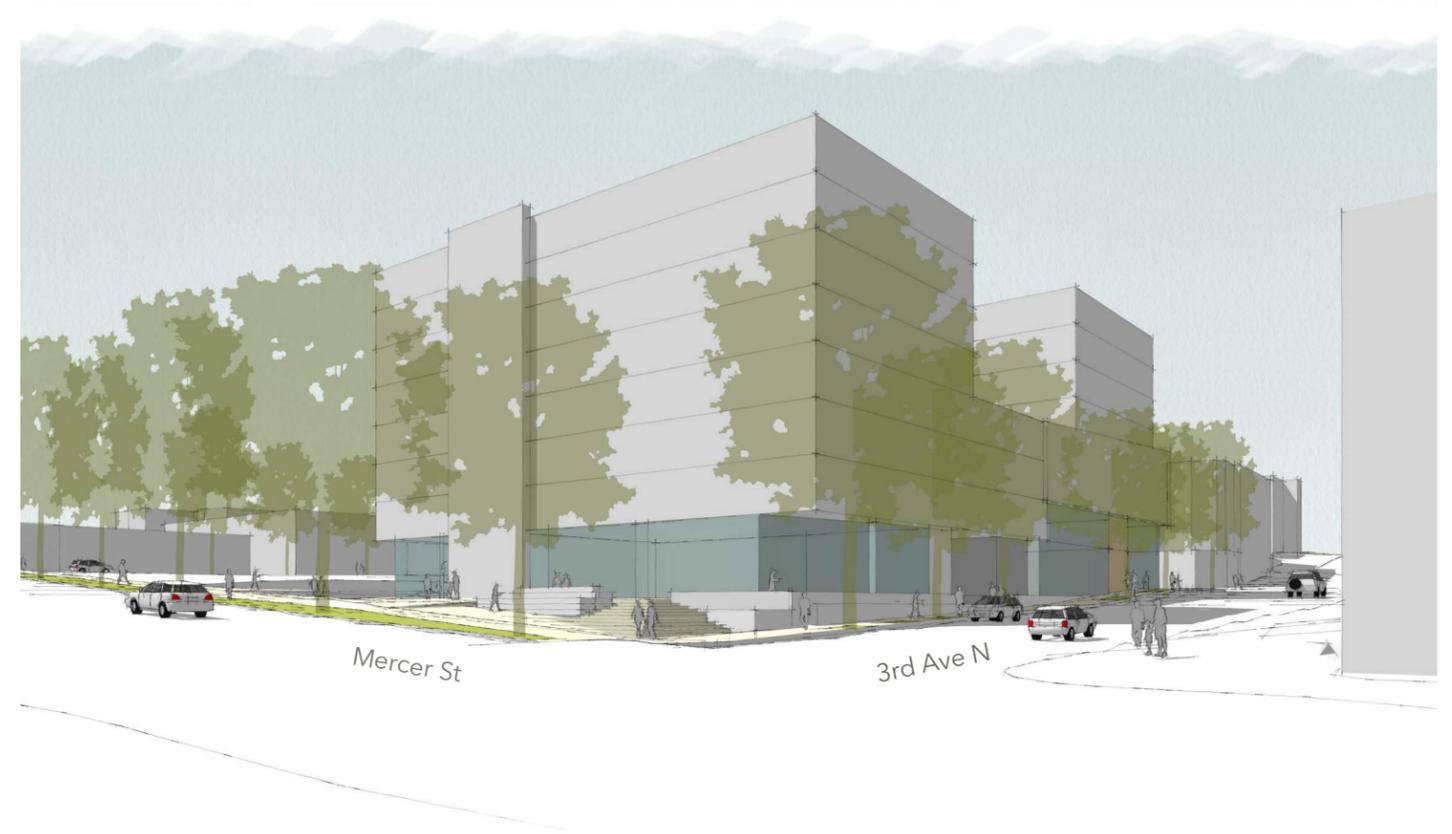
2nd and Roy will include residential frontage that will engage the sidewalk with sensitivity and purpose.



Stoops raised above grade with generous planting buffer

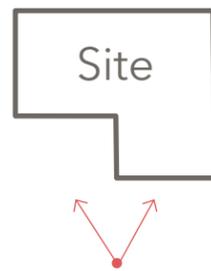


Mercer St



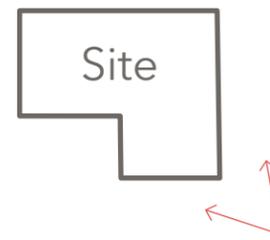
Perspective View Looking North of Through Block Connection

Portions of the connecting open space will be open to above. This linear open space will encourage walking and will have opportunities for seating.



Perspective View Looking Northwest Across Mercer St

The character of the Mercer open space will be urbane and layered. It will create a foreground for active retail uses that are fronting it to the north.



Massing: Option III

Summary

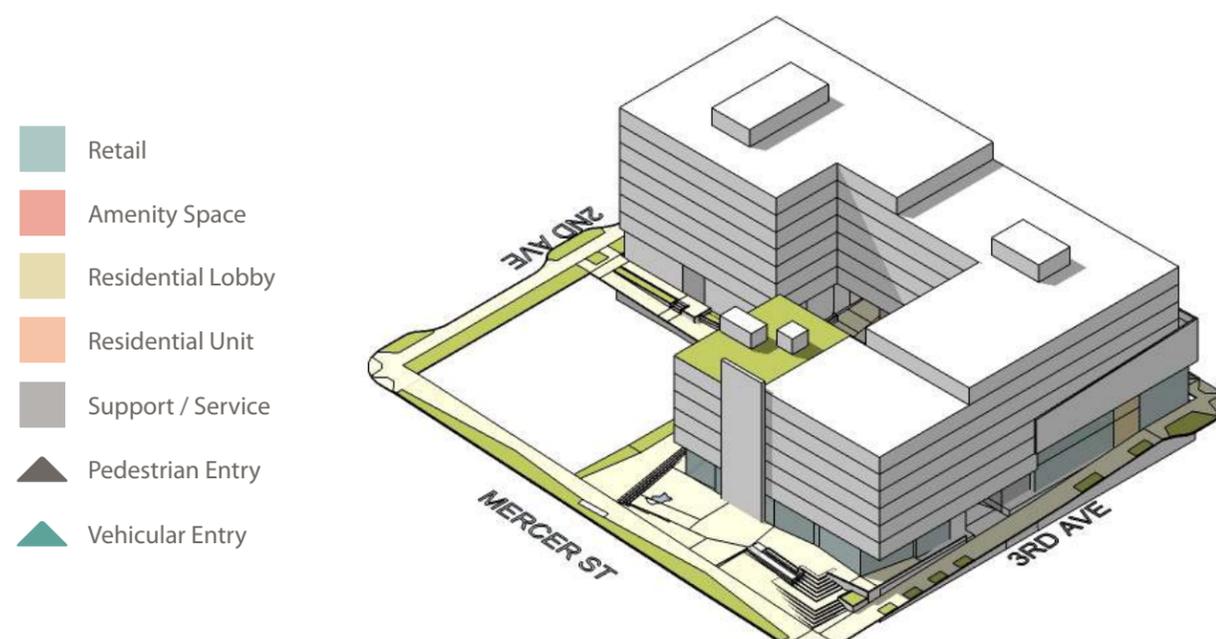
- One 8.5 story apartment building totaling 302,197 gsf
- Level 1 Retail: 8,789 sf
- Structured Below Ground Parking: 64,800 sf
- SM Mechanical Exemption: $(0.035 \times 228,608) = 8,001$ sf
- Chargeable Area: 220,607 sf (approx.)

Pros

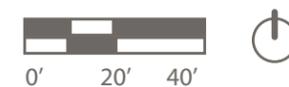
- Roof terracing allows more light into courtyard space and through block connection.
- Generally reduces massing impacts off-site by creating a completely open air view corridor and through block connector to Seattle Center.
- Larger roof area than Option II for roof top landscaping and residents to use
- Enlarged open space incorporates Seattle Center’s design input, and celebrates activities across the street as one enters Seattle Center

Cons

- Reduced net rentable area
- Additional Cost related to expanded building perimeter.



Ground Level Plan

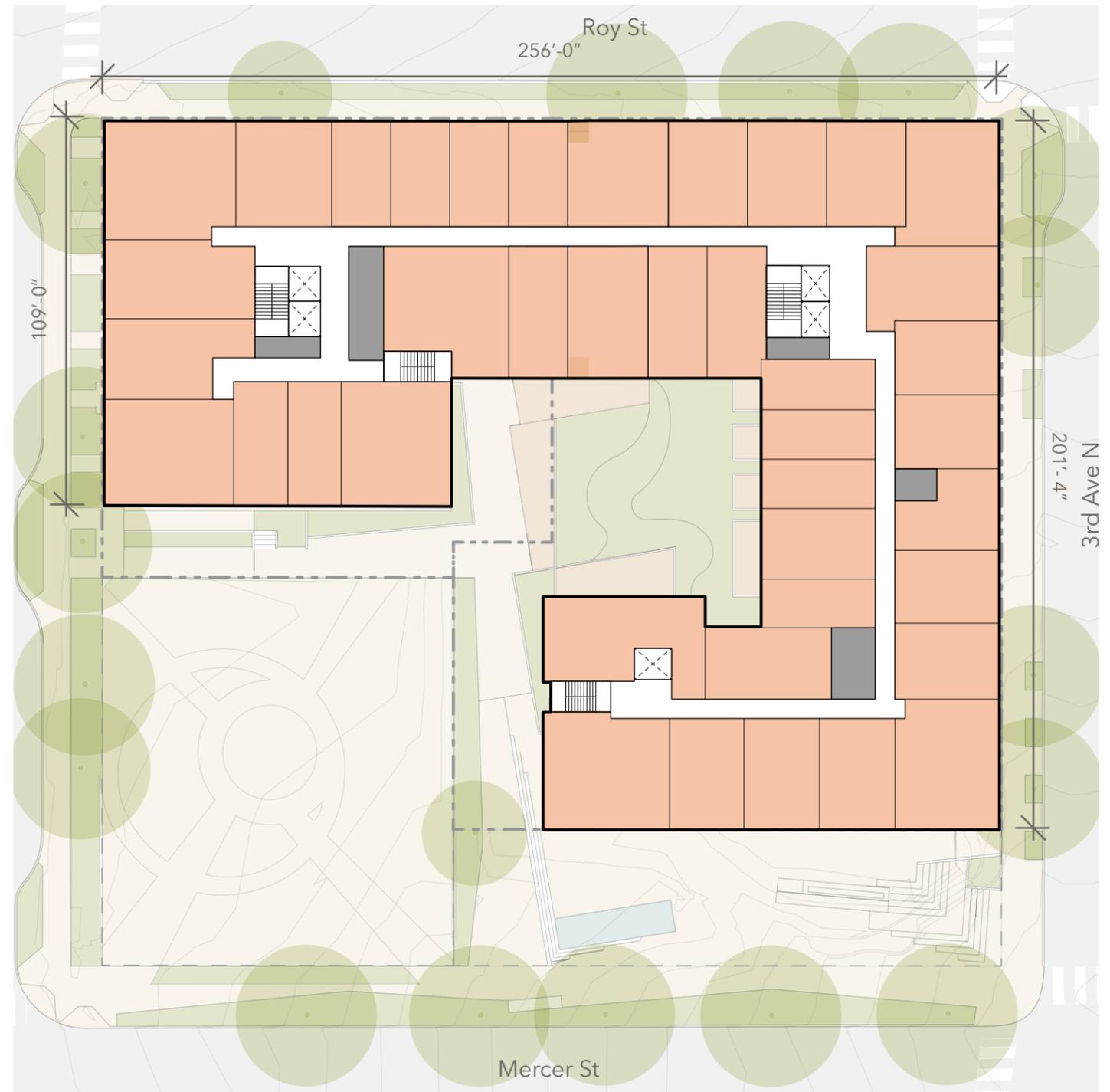




Northwest Perspective View:



Southeast Perspective View:



Typical Residential Plan



- Residential Units
- Support

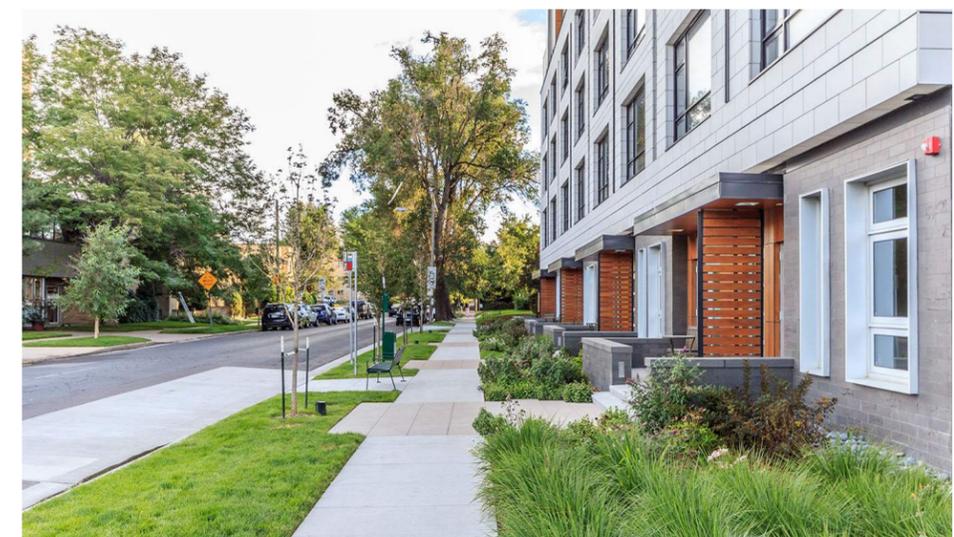
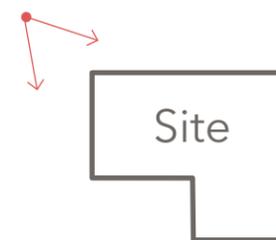
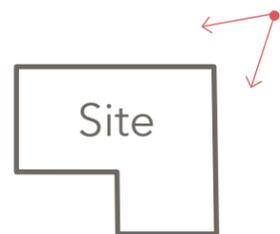


Perspective View Looking East Down Roy St

Perspective Looking Southwest Across 2nd Ave and Roy St

The intersection of 3rd and Roy will feature a proposed curb bulb and retail use.

2nd and Roy will include residential frontage that will engage the sidewalk with sensitivity and purpose.

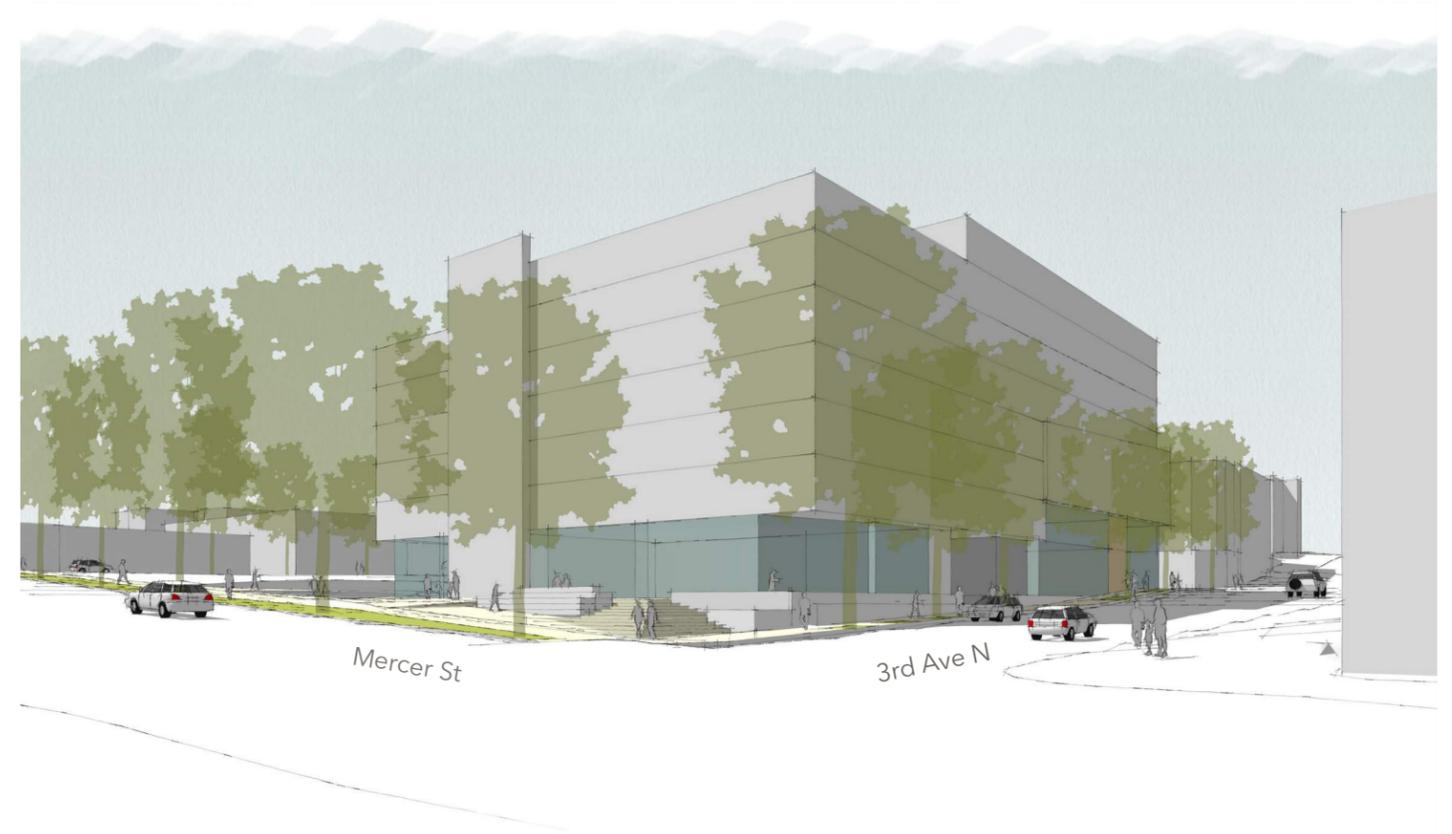
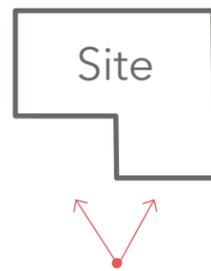




Mercer St

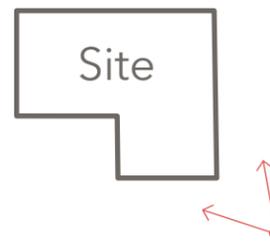
Perspective View Looking North of Through Block Connection

Portions of the connecting open space will be open to above. This linear open space will encourage walking and will have opportunities for seating.



Perspective View Looking Northwest Across Mercer St

The character of the Mercer open space will be urbane and layered. It will create a foreground for active retail uses that are fronting it to the north.



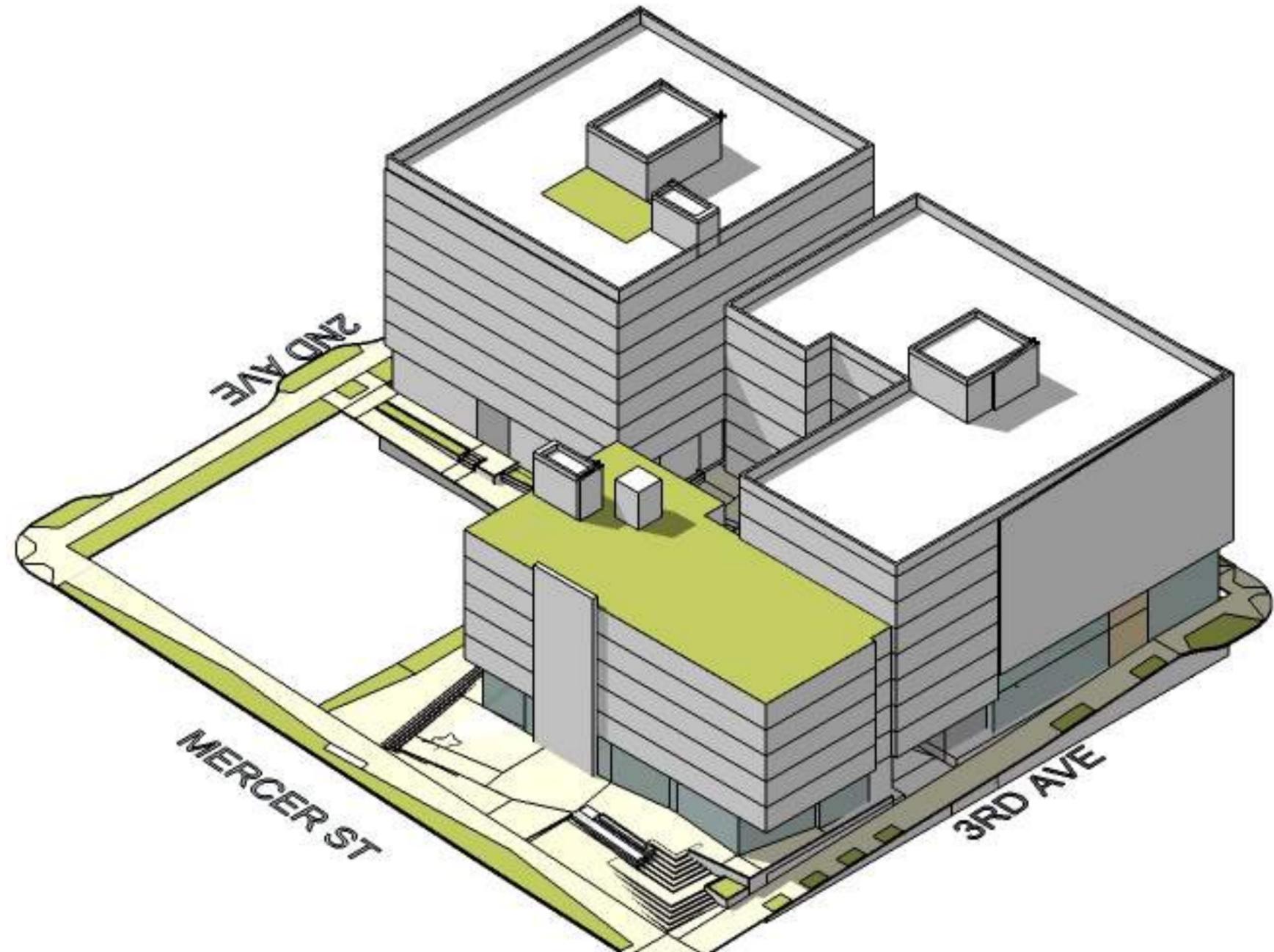
Massing: Option IV - Preferred Design

Summary

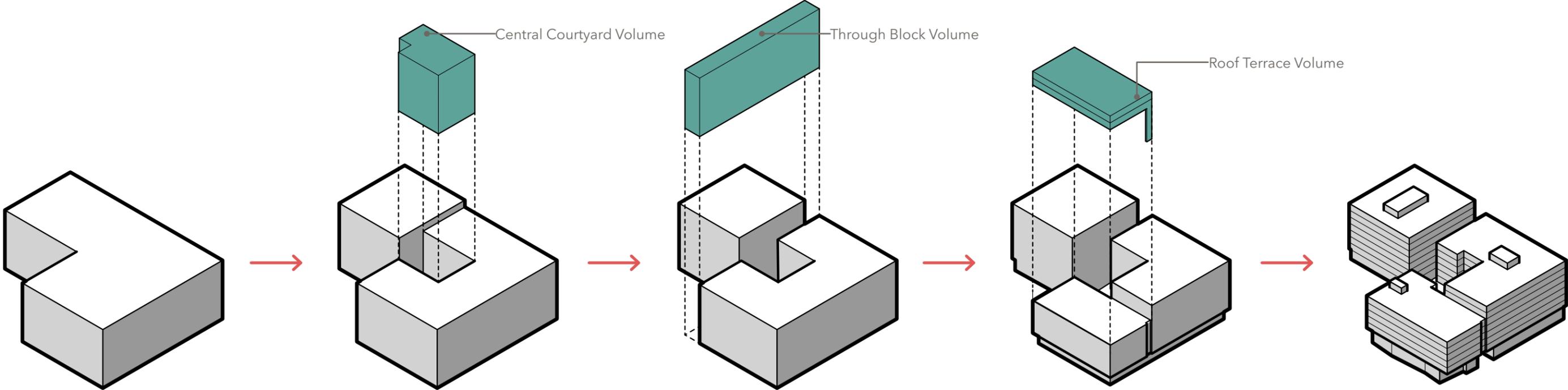
- Two 6-8.5 story apartment buildings totaling 297,377 gsf
- Approx. 250 units
- Level 1 Retail: 8,789 sf
- Structured Below Ground Parking: 64,800 sf
- SM Mechanical Exemption: $(0.035 \times 223,788) = 7,832$ sf
- Chargeable Area: 215,959 sf (approx.)

Overview

Our preferred option responds to community feedback obtained over several months of conversations regarding preferred Development Standards that are still in process of being defined as the upzone is in process. To that end we have included a substantial north-south through block connection through the site that encourages the public to walk through, and which features a large internal landscaped courtyard connecting to a planned large public plaza along Mercer St. We have also opted to provide a 20' setback at our south property line (abutting the City-owned parcel in the southwestern corner of the block) to allow for pedestrian access to the heart of the site from 2nd Ave N, in the event of future development of the city-owned property. The building layout includes terracing of floor levels that follow the natural slope of the site. The south portion of the building abutting the planned public plaza along Mercer away from the internal lot line with the City-owned parcel in the southwestern corner of block by 25', creating a strong visual cue for the entrance to the through block connection. While these design gestures result in a lower buildable FAR for the project compared to the other alternatives, it is the most responsive to community input regarding activation and connections at ground level.



Massing Solution:



Basic Site Area

Removing Area for a Courtyard

Separating to Create a Through Block Connection

Carving

Proposed Massing

Massing: Option IV - Preferred Design

Pros

- Roof terracing allows more light into courtyard space and through block connection.
- Generally reduces massing impacts off-site by creating a completely open air view corridor and through block connector to Seattle Center.
- Larger roof area than Option II for roof top landscaping and residents to use
- Enlarged open space incorporates Seattle Center's design input, and celebrates activities across the street as one enters Seattle Center

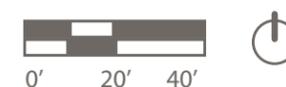
Cons

- Reduced net rentable area
- Additional Cost related to expanded building perimeter.

-  Retail
-  Amenity Space
-  Residential Lobby
-  Residential Unit
-  Support / Service
-  Pedestrian Entry
-  Vehicular Entry



Ground Level Plan





Northwest Perspective View:

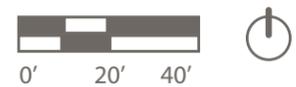


Southeast Perspective View:



Typical Residential Plan

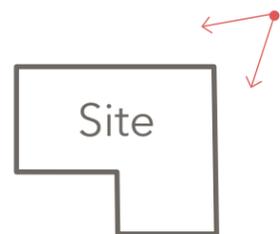
- Residential Units
- Support





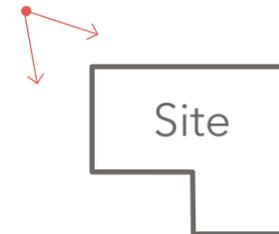
Perspective View Looking East Down Roy St

The intersection of 3rd and Roy will feature a proposed curb bulb and retail use.



Perspective Looking Southwest Across 2nd Ave and Roy St

2nd and Roy will include residential frontage that will engage the sidewalk with sensitivity and purpose.

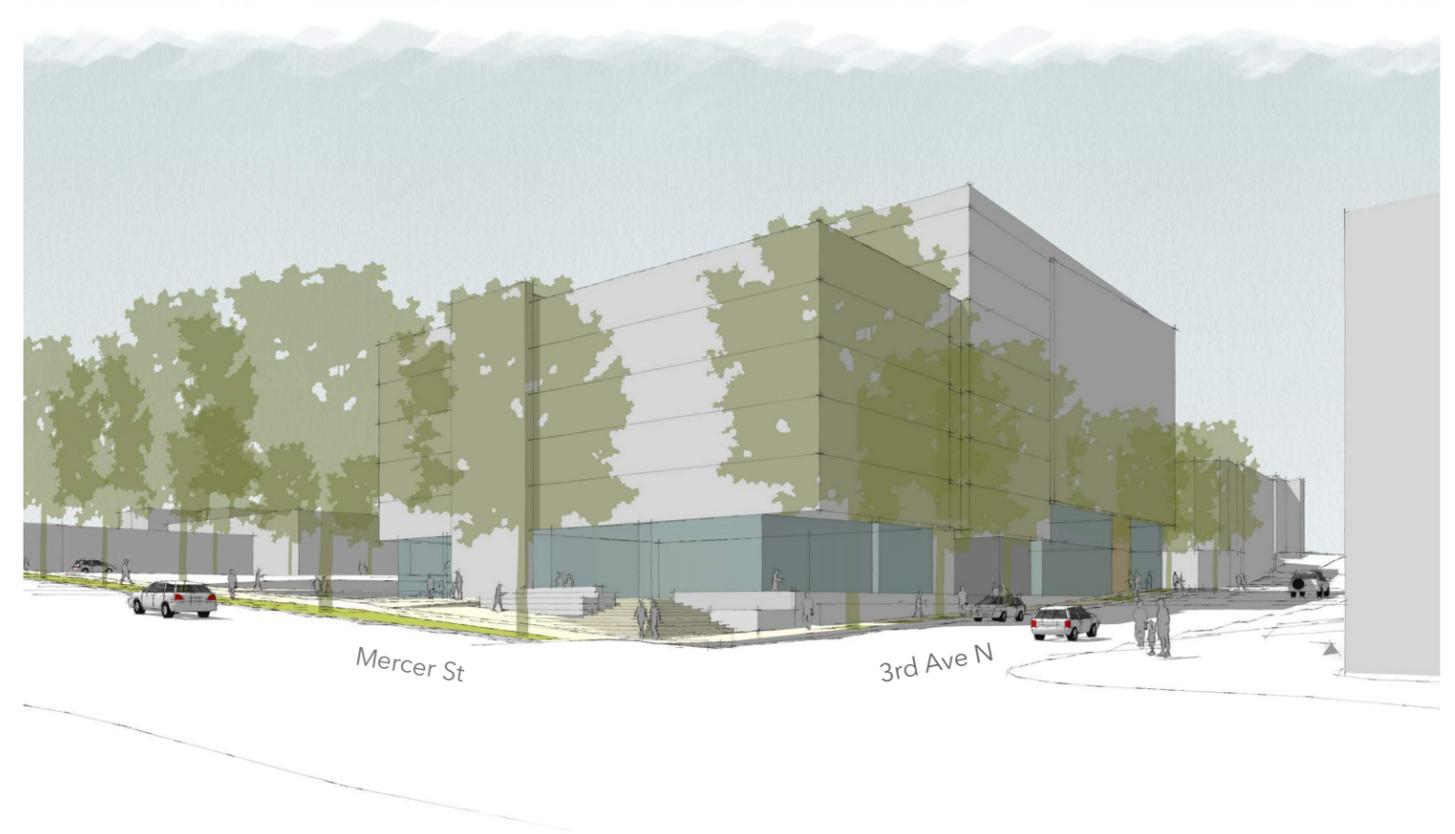
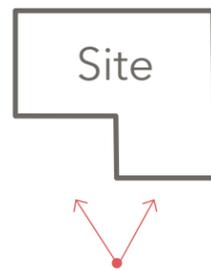




Mercer St

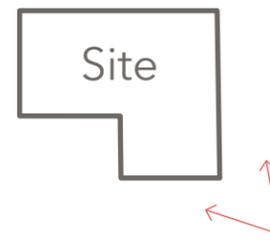
Perspective View Looking North of Through Block Connection

Portions of the connecting open space will be open to above. This linear open space will encourage walking and will have opportunities for seating.



Perspective View Looking Northwest Across Mercer St

The character of the Mercer open space will be urbane and layered. It will create a foreground for active retail uses that are fronting it to the north.



Sun & Shadow Analysis:



March / September 21st at 09:00am



March / September 21st at 12:00pm



March / September 21st at 06:00pm



December 21st at 09:00am



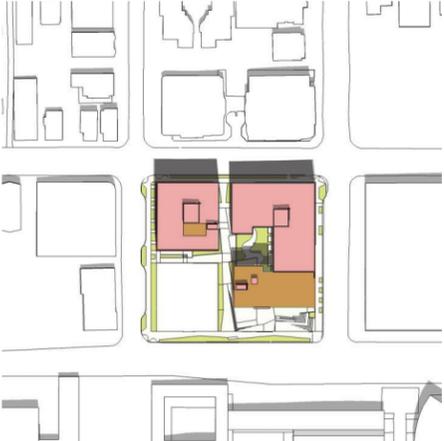
December 21st at 12:00pm



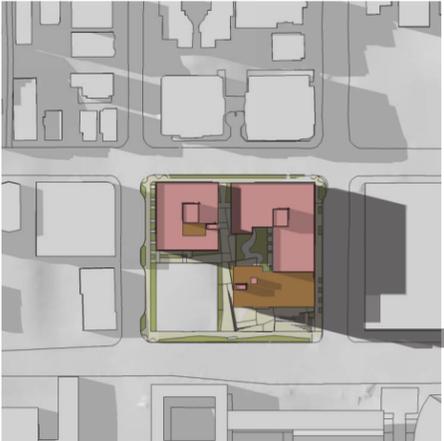
December 21st at 06:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 06:00pm

Departure Requests

Departure Request 1: Upper Level Setback

Design Standard

Upper Level Setbacks SM Zones Class III Streets/ Green Street

For structures 45 ft or greater in height, 1 ft for every 2 ft in height to a maximum of 15 ft

Departure Request

We are asking for a departure from the required upper level setbacks. We would like the facade to be continuous vertically on the Roy street elevation.

Rationale

We are removing more area from the building by having a full height mid-block pass through than would have been removed by meeting the setback standard. The midblock crossing is open through to the sky and greater in width than required. This better meets the daylight and views intent of the upper level setback requirement.

Normally there are allowances for bays and open railing balconies that are allowed to extend into the setback and right of way areas (refer to diagram below in red). We are relinquishing this allowed developable area by not building out bays and by inseting balconies (refer to diagram below in blue)

This better meets the supporting guidelines listed to the right by providing a stronger more consistent street edge along Roy Street and minimizes the presence of balconies.

Supporting Guidelines

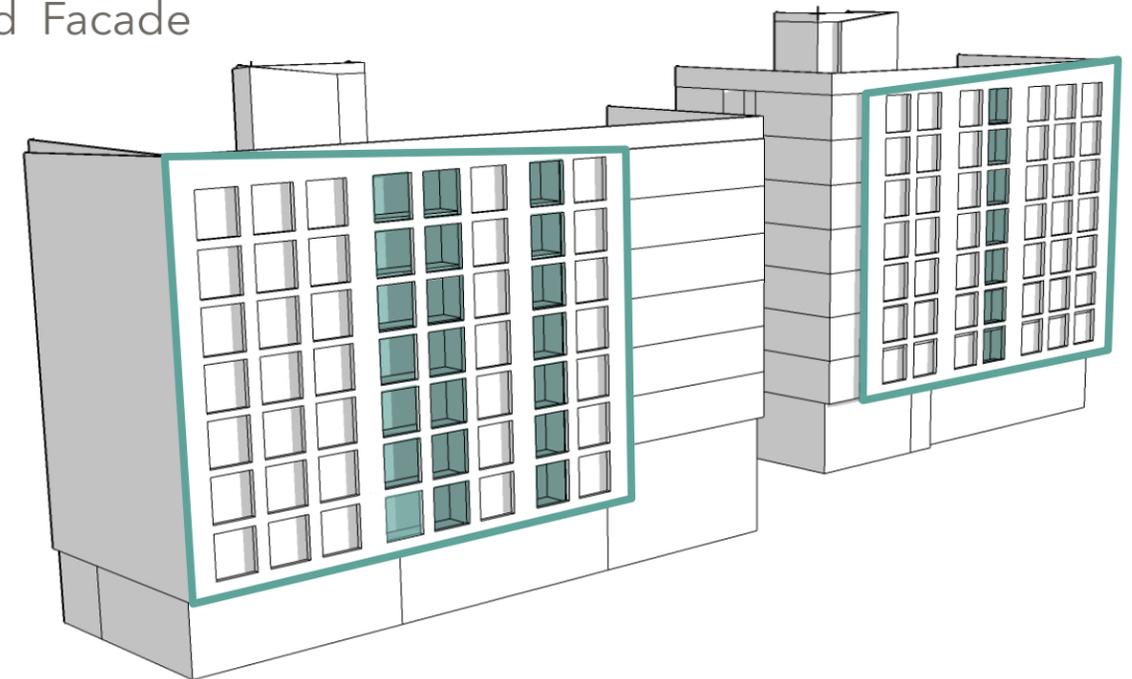
- Uptown Neighborhood Guidelines
- DC2 - Architectural Context
- Citywide Guidelines
- CS3 - Architectural Context

Land Use Allowed Facade



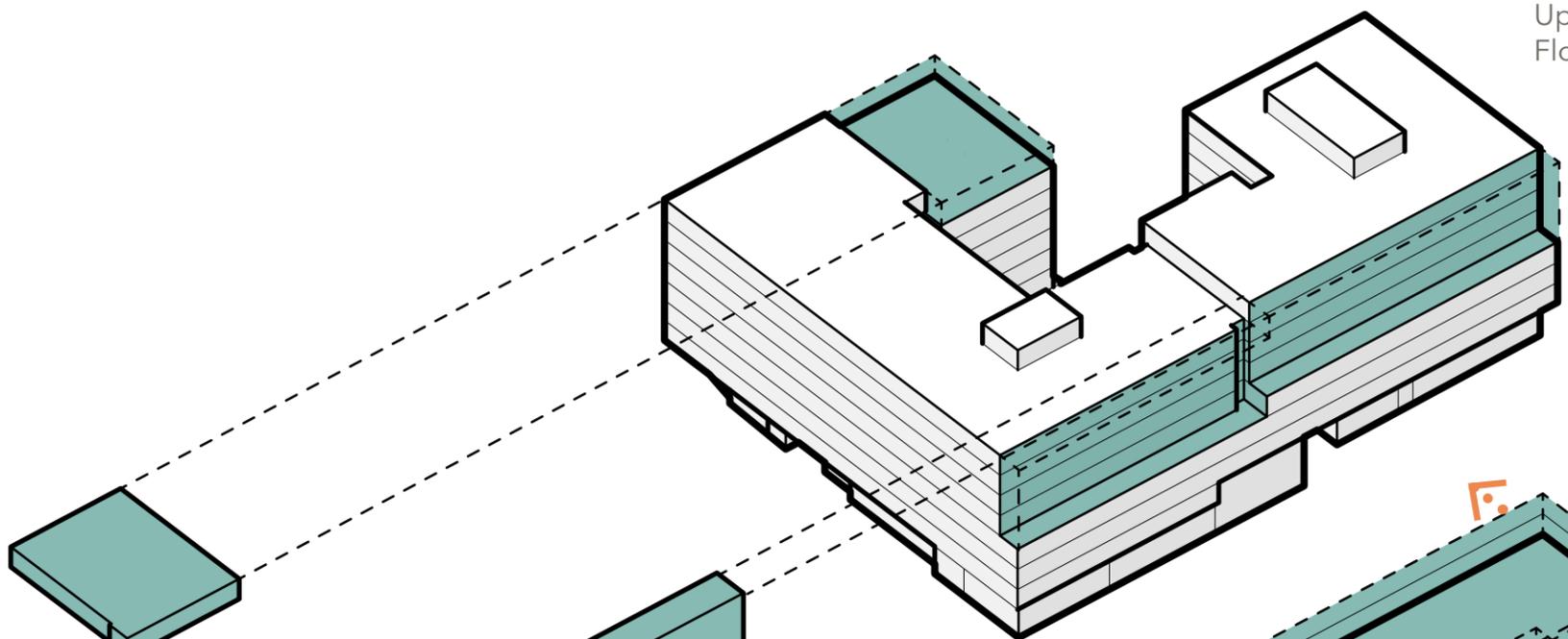
- 3ft x 11.5ft Bays Allowed in Setback & Right of Way
- 3ft x 6ft Open Railing Balconies Allowed in Setback & Right of Way

Proposed Facade

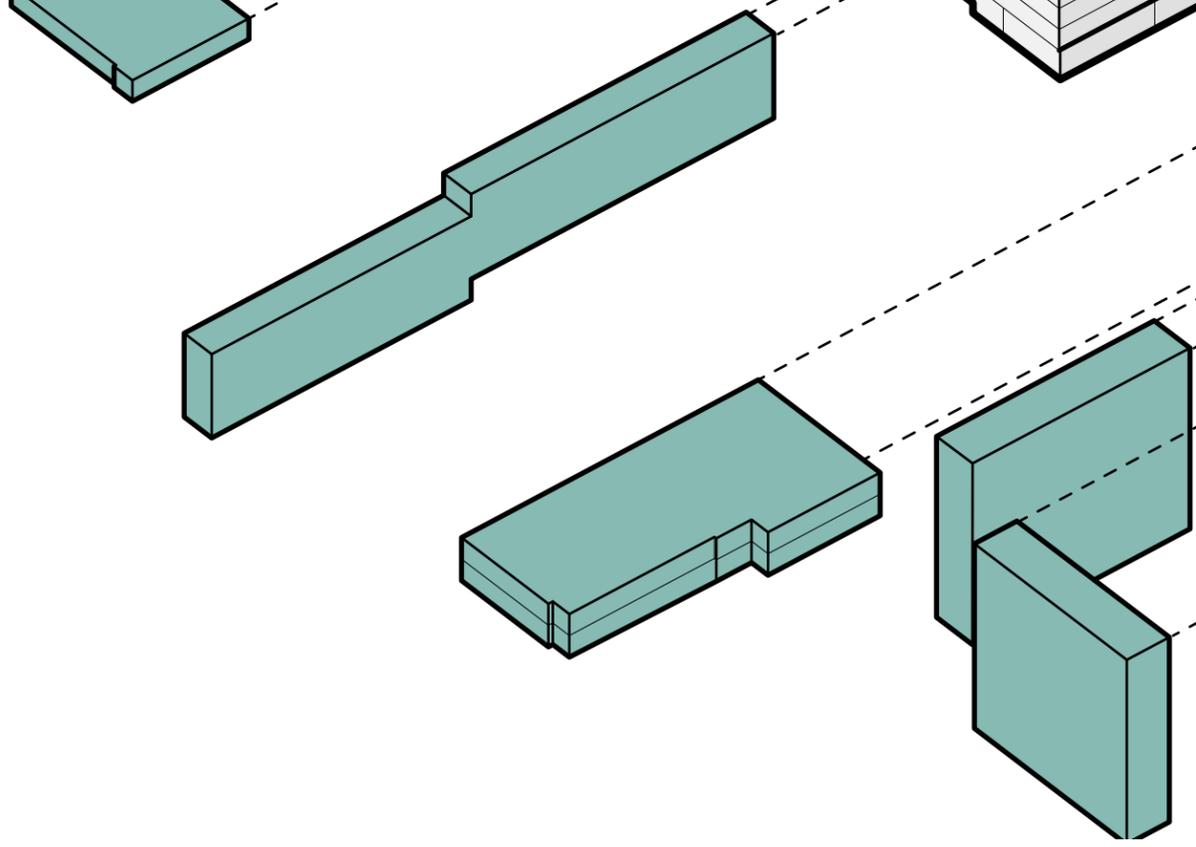
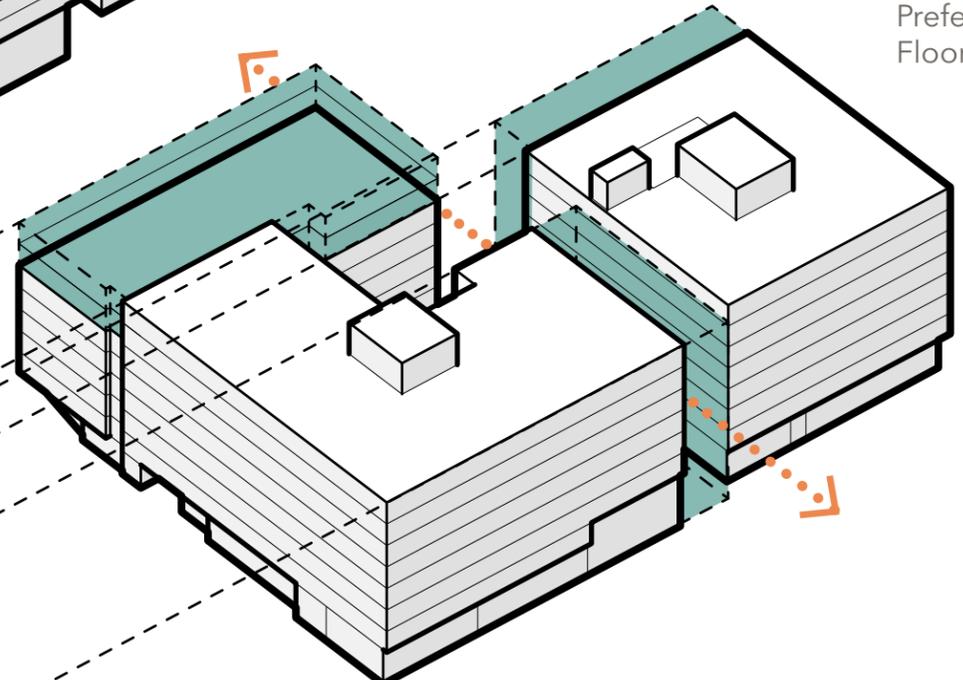


- Simplified "Urban Edge" Facade More Fitting with Context
- Relinquished Developable Area Used for Recessed Balconies

Upper Level Step Design
Floor Area = 18,840 sf



Preferred Open Space Concept
Floor Area = 44,548 sf



Departure Request 2: Retail Height/ Depth

Design Standard

23.48.040.C.2 Development Standards for Required Street-level Uses

The space occupied by street-level uses shall have a minimum floor-to-floor height of 13 feet and extend at least 30 feet in depth at street level from the street-front facade.

Departure Request

We are asking for a departure from the required street level development height and depth for a portion of the street frontage along Roy Street (Class III).

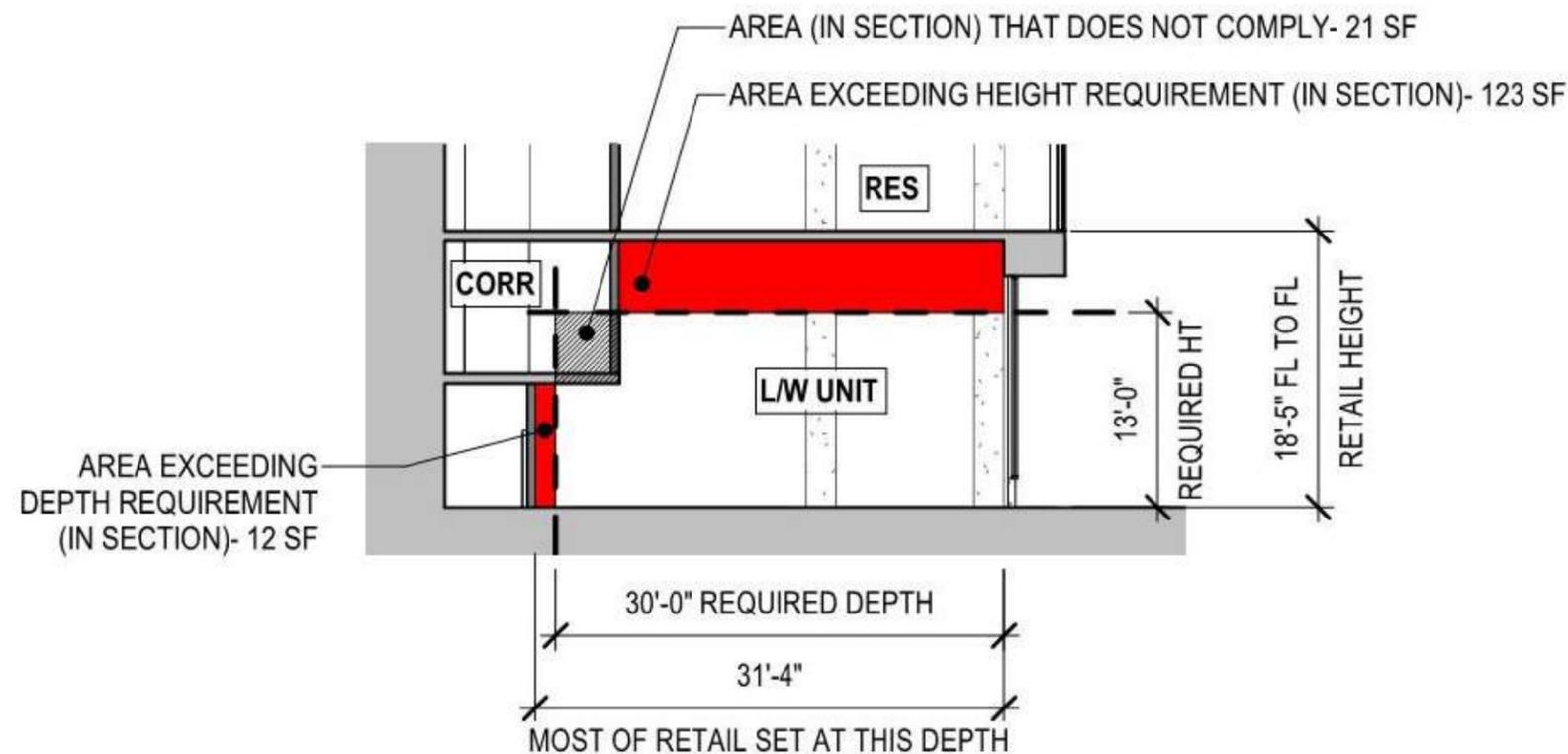
Rationale

We are proposing to exceed the required height for most of the facade length of Retail along Roy.

The volume of space provided to these live work units and the rest of the Retail frontage exceeds the total volume desired by the Design standard.

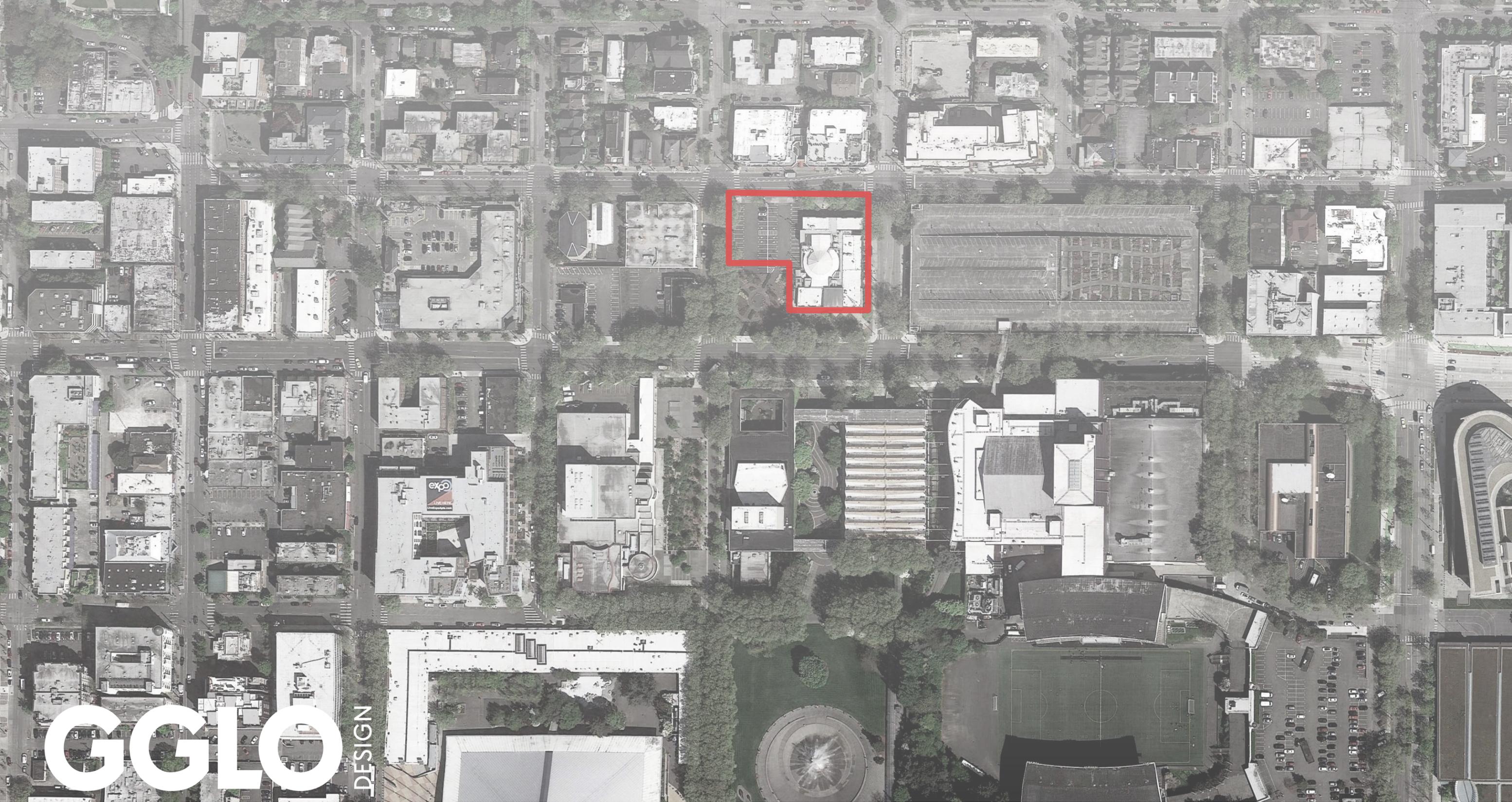
In the 2 Live-work units in the middle of the East building we exceed the required height at the street frontage, but are squeezed in the rear of the unit to allow circulation access to units in the level 2 corridor above.

Section Diagram of Retail Height/ Depth Proposed



Plan Diagram of Retail Depth/ Height Proposed





GGLO DESIGN